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2312, 130 Panatella Street NW  
Calgary, Alberta

MLS # A2217804



**\$314,900**

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	974 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage locker at parking stall		

Welcome to Panorama West. At 974 Sq Ft this is one of the largest floorplans in the complex. As you enter there is a Chef's Kitchen with White cabinets, Quartz's counter tops, Stainless steel appliances, a Walk in Pantry and a sit up counter/ island. Featuring an open plan the spacious Living room has engineered maple hardwood floors, and access to your covered balcony which faces west. This unit offers a double-primary with Two large bedrooms each with full ensuite bathrooms, & walk in closets. There is a big Storage / Laundry room that includes a stacking washer/dryer & plenty of space for shelves & other items (like vacuum system or a small freezer?). The covered balcony has a convenient natural gas BBQ hookup. The unit also includes an oversized titled parking stall & a separate storage locker. Just a few blocks away (a short walk) there is a Shopping Complex with Save on Foods, Tim Hortons, banks, restaurants & a Pharmacy. Panorama Hill's School, Buffalo Rubbing Stone & Captain Nichola Goddard Schools are only a couple minutes from this complex! Lastly there is quick access to STONEY TRAIL creating an easy commute for everyday living!