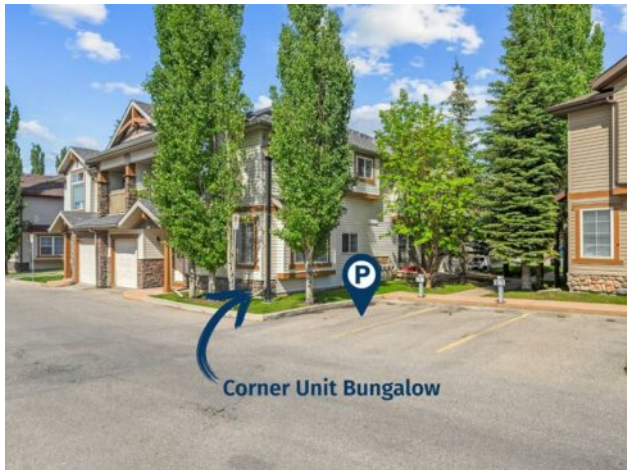


103, 151 Panatella Landing NW
Calgary, Alberta

MLS # A2236379



\$310,000

| | | | |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 988 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Additional Parking, Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot, Landscaped, Private | | |

| | | | |
|-------------|---|------------|-----------------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 220 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry | | |

Inclusions: N/A

PANORAMA HILLS' RAREST: Move-In-Ready Corner Bungalow with In-Floor Heating, \$0 Reno Costs, NEW APPLIANCES + LOWEST CONDO FEES (\$220!) in the area! Welcome to a bright 988 sq ft ground-level corner unit bungalow in a well-managed community. RARE CORNER LOCATION: This exceptional South facing location floods the open-concept living space with abundant natural light through numerous windows. IN-FLOOR HEATING & EFFICIENCY: Enjoy year-round comfort and energy efficiency with radiant in-floor heating throughout. MODERN KITCHEN: The upgraded kitchen boasts ample counter space, a pantry, and a functional island featuring a sink, power outlets, a built-in dishwasher, and a breakfast bar. FLEX CORNER COUNTER: Just off the kitchen, discover a versatile corner counter perfect for working from home, hobbies, or projects. BRAND-NEW UPGRADES: Benefit from brand-new premium appliances. THOUGHTFUL BATHROOM: The stylish 4-piece bathroom features a large countertop with generous cupboard space and a built-in linen closet for easy towel access. COZY MASTER RETREAT: The large master bedroom offers abundant natural light and features a charming, cozy window seat – your perfect reading nook. ADDITIONAL BEDROOM: A second comfortable bedroom provides flexible space. TWO CONVENIENT STORAGE AREAS: Enjoy ample storage with dedicated space in the laundry room plus an additional larger storage room nearby. IN-UNIT LAUNDRY: Practicality is assured with laundry facilities right within your home. PRIVATE PATIO: Step directly outside to your own private patio area, ideal for relaxing and enjoying fresh air. DEDICATED PARKING: Your private, assigned parking stall is located just steps from your front door, with plentiful visitor parking available. PET-FRIENDLY COMMUNITY:

Panorama Landing is a pet-friendly complex (pets welcome with Board approval). **FAMILY-FRIENDLY AMENITIES:** A beautiful playground is situated within the complex for easy access to playtime. **UNBEATABLE LOCATION:** Situated in the heart of Panorama Hills, enjoy immediate access to parks, diverse shopping, dining options, and top-rated schools. **EFFORTLESS COMMUTING:** Benefit from quick access to public transit, Stoney Trail, Deerfoot Trail, and YYC Airport. Do not miss this opportunity to own a home with modern upgrades and low condo fees in this highly sought-after community.