

# \$299,000 - 212, 48 Panatella Road Nw, Calgary

MLS® #A2191045

**\$299,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Upgraded 2-Bed, 2-Bath Condo with TITLED underground parking in coveted Panorama Hills! Experience refined living in this beautifully upgraded second-floor condo, perfectly situated in the highly sought-after community of Panorama. This sophisticated, recently painted residence showcases a seamless blend of style and functionality, featuring brand-new flooring, freshly painted cabinetry, new high end blinds in your living room, and elegant lighting upgrades throughout. Expansive floor-to-ceiling windows bathe the open-concept living space in natural light, while the private balcony provides a perfect retreat for your morning coffee or evening wine in the summer months, and curl up in front of your fireplace in our Calgary winters. The thoughtfully designed primary suite boasts a custom walk-through closet with new built-ins, leading to your private ensuite. The second bedroom and front entry closet also offer custom built-in storage, enhancing both practicality and aesthetic appeal. Designed for modern convenience, this home includes in-suite laundry, secure underground parking, and a private storage locker. Ideally located just moments from scenic neighbourhood pathways, vibrant pubs, restaurants, parks, shopping, and top-rated schools, this exceptional residence presents a rare opportunity to own a truly elevated living space in one of Panorama's most desirable communities!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191045    |
| Price          | \$299,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 802         |
| Acres          | 0.00        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 212, 48 Panatella Road Nw |
| Subdivision | Panorama Hills            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 0V4                   |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Laundry, Park, Parking, Trash, Elevator(s), Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Underground  |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan, Storage, Closet Organizers, Granite Counters, No Animal Home |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                      |
|-----------------|----------------------|
| # of Fireplaces | 1                    |
| Fireplaces      | Decorative, Electric |
| # of Stories    | 3                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 86                 |
| Zoning         | DC                 |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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