

# \$310,000 - 101, 40 Panatella Landing Nw, Calgary

MLS® #A2220794

**\$310,000**

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 1-bathroom bungalow townhome in the highly sought-after community of Panorama Hills NW. Offering the perfect blend of comfort and convenience, this single-level unit is ideal for small families, seniors, first-time buyers, or anyone looking to enjoy low-maintenance living in a vibrant neighborhood.

Step inside to a bright, open-concept layout featuring a spacious living area, well-appointed kitchen, and cozy dining space. The two generously sized bedrooms offer plenty of natural light and flexibility for various lifestyles. Enjoy the ease of single-level living with no stairs and the benefit of low condo fees for added affordability.

Located just steps from parks, schools, shopping, public transit, and Panorama Hills' top amenities, including the community centre, walking paths, and recreation options. This is a fantastic opportunity to own in one of Calgary's most desirable NW communities!

Don't miss your chance—schedule your showing today!

Built in 2008

## Essential Information



MLS® #	A2220794
Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	101, 40 Panatella Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 14th, 2025  
Days on Market        30  
Zoning                     DC  
HOA Fees                210  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

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