# \$349,000 - 202, 31 Panatella Landing Nw, Calgary

MLS® #A2259603

### \$349,000

2 Bedroom, 2.00 Bathroom, 1,251 sqft Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

LOW CONDO FEE! Spacious and refreshed upper-floor end unit in the heart of Panorama Hills. With over 1,200 sq. ft., this is one of the largest units in the complex, offering 2 bedrooms, 2 bathrooms, in-suite laundry, storage, and an attached garage. Bright open-concept layout with vaulted ceilings, large windows, and a kitchen featuring an island, walk-in pantry, and ample cabinetry. The primary bedroom includes a walk-in closet and 4-pc ensuite, plus a second bedroom and full bath for family or guests. Private balcony, in-floor heating, and an advanced air exchange system ensure year-round comfort. Unbeatable locationâ€"steps to shopping, restaurants, clinics, and schools. Quick access to Stoney Trail, 15 minutes to the airport. A must-see!



#### **Essential Information**

MLS® # A2259603 Price \$349,000

Bedrooms 2 Bathrooms 2.00

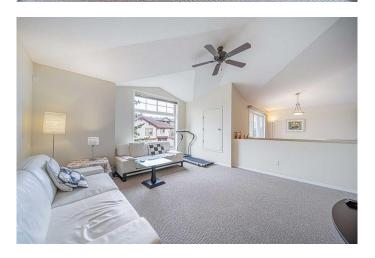
Full Baths 2 Square Footage 1,251

Acres 0.00 Year Built 2008

Type Residential







Sub-Type Row/Townhouse

Style Bungalow

Status Active

## **Community Information**

Address 202, 31 Panatella Landing Nw

Subdivision Panorama Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 0J7

#### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open

Floorplan, Pantry, Storage, Vaulted Ceiling(s)

Appliances Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating In Floor, Hot Water

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Mixed, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 23rd, 2025

Days on Market 36

Zoning DC (pre 1P2007)

HOA Fees 210

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

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