

# \$238,000 - 1315, 130 Panatella Street Nw, Calgary

MLS® #A2192509

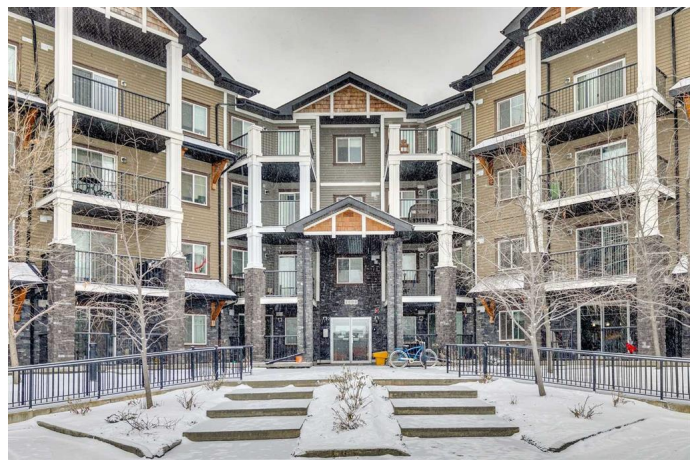
**\$238,000**

1 Bedroom, 1.00 Bathroom, 525 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to this charming 1-bedroom, 1-bathroom freshly painted condo located on the desirable 3rd floor of a well-maintained building in the beautiful neighbourhood of Panorama Hills. Offering an ideal combination of comfort, convenience, and modern touches, this property is perfect for investors looking to add to their portfolio or first-time buyers seeking an affordable and low-maintenance home. Step inside to discover a freshly painted interior, creating a bright and inviting atmosphere. The spacious living area features a south-facing private balcony that overlooks a walking trail - ideal for enjoying the sunshine or hosting a BBQ with the gas hook-up available on the balcony. The large windows ensure an abundance of natural light throughout the day. The functional kitchen comes with a convenient breakfast bar and black appliances, making it a perfect space for preparing meals and entertaining guests. Slow-closing cupboards add a touch of elegance and practicality. The large bedroom boasts a generous walk-through closet, which leads to the well-appointed bathroom featuring a tub/shower combo. An additional door from the bathroom provides easy access to the main living area, enhancing the flow of the space. Enjoy the added perks of in-suite laundry, an underground storage locker, and a titled above-ground parking stall conveniently located close to the building's front entrance. Located in a prime spot, this condo is near schools, parks, and a variety of



amenities, including shopping, grocery and dining options - everything you need is within reach! Whether you're a first-time homebuyer or an investor, this property offers value, comfort, and convenience. Don't miss out on this fantastic opportunity to own a well-maintained, affordable condo in a great neighbourhood. Condo fees include heat, water, sewer, garbage and recycling, professional management, reserve fund contributions, snow removal, ground maintenance, parking/storage area maintenance, and exterior maintenance and insurance.

Built in 2014

### **Essential Information**

MLS® #	A2192509
Price	\$238,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	525
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	1315, 130 Panatella Street Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0Y6

### **Amenities**

Amenities	Elevator(s), Park, Parking, Playground, Snow Removal, Trash, Visitor Parking, Clubhouse
Parking Spaces	1
Parking	Off Street, Stall, Titled, Outside

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting, Playground
Construction	Wood Frame

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	56
Zoning	M-2

### **Listing Details**

Listing Office	RE/MAX First
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