

**101, 40 Panatella Landing NW  
Calgary, Alberta**

**MLS # A2220794**



**\$310,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills        |               |                   |
| <b>Type:</b>     | Residential/Other     |               |                   |
| <b>Style:</b>    | Townhouse-Stacked     |               |                   |
| <b>Size:</b>     | 744 sq.ft.            | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall       |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped |               |                   |

|                    |   |
|--------------------|---|
| <b>Heating:</b>    | In Floor  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                          |
| <b>Roof:</b>       | Asphalt Shingle                                 |
| <b>Basement:</b>   | None  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                             |
| <b>Foundation:</b> | Poured Concrete                                 |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 220 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | DC     |
| <b>Utilities:</b> | -      |

**Inclusions:** N/A

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!