



GRASSROOTS
REALTY GROUP

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2321, 130 Panatella Street NW
Calgary, Alberta

MLS # A2301489



\$305,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Granite Counters, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 617
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: n/a

Welcome to this single owner occupied, TWO BEDROOM, TWO BATH PLUS DEN, spacious southwest facing corner unit, complete with TWO TITLED PARKING STALLS. With a large, upgraded Cesarstone kitchen countertop, this space makes for easy entertaining purposes. A fresh coat of paint, natural hardwood floors, and new carpet in both bedrooms, easily adapts to any incoming style. In-suite air conditioning keeps you cool in the summer, while baseboard water heating helps you stay warm in the cooler months. New washer / dryer combination is neatly tucked away in a thoughtful closet space! TWO TITLED PARKING spaces, one underground and one above ground, make this unit perfect for those who have two vehicles. Walking distance to shopping and schools.