



GRASSROOTS
REALTY GROUP

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207, 22 Panatella Road NW
Calgary, Alberta

MLS # A2320971



\$263,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	See Remarks
Foundation:	-
Features:	Built-in Features, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 783
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to Unit 207 at 22 Panatella Road NW — a beautifully upgraded, move-in-ready 2-bedroom, 2-bathroom condo in the heart of Panorama Hills. Thoughtfully refreshed with brand new paint and appliances, this home offers a clean, modern feel that rivals new construction — without the wait. Designed with both comfort and practicality in mind, the open-concept layout is enhanced by 9-foot ceilings, upgraded flooring, and an abundance of natural light. The kitchen anchors the space with rich brown cabinetry, a spacious corner pantry, a large island ideal for everyday living or entertaining, and a full set of brand new stainless steel appliances. The living area flows seamlessly from the kitchen, offering plenty of room for a full-size sectional and flexible setup depending on your lifestyle — whether it's quiet evenings at home or hosting guests. Both bedrooms are well-sized, including a private primary retreat featuring a walk-in closet and a 4-piece ensuite. A second full bathroom and in-suite laundry with a brand new stacked washer and dryer add to the home's everyday convenience, while a dedicated storage room keeps everything organized. Step out onto your private balcony overlooking green space — a quiet spot to start your morning or unwind at the end of the day. This unit also comes with titled underground heated parking and a secure storage locker, offering comfort and peace of mind year-round. Located just steps from schools, parks, pathways, shopping, and the VIVO Recreation Centre, with quick access to Stoney Trail, this is a well-balanced home in a highly convenient setting. A clean, upgraded unit in a location that continues to perform — this is one worth seeing in person.