



GRASSROOTS
REALTY GROUP

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108, 22 Panatella Road NW
Calgary, Alberta

MLS # A2332015



\$269,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 783
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

OPEN HOUSE - SUNDAY JULY 26 - 1.00PM to 5.00PM / Main Floor Unit / 9-feet ceilings / Welcome to Unit 108- 22 Panatella Road NW. This inviting main floor unit really stands out in the highly sought-after Milano complex of Panorama Hills. Located on the ground floor, this beautifully maintained condo offers 2-bedroom, 2-bathrooms with an open-concept kitchen, dining, and living room, high ceilings, granite counter tops and stainless steel appliances. The master bedroom features a large walk-through closet leading into a full 4-piece en-suite. The spacious second bedroom is also great for an office and/or guest room and has access to a separate 4-piece bath. The living room opens in the back onto a covered patio surrounded by well maintained green common area. Parkade offers heated underground TITLED parking and storage locker. The location is at walking distance to schools, grocery store, restaurants, transit, Panorama Hills Community Centre & walking path around the pond next door. Park & Ride to work downtown with multiple bus route options as well as easy access to Stoney Trail. Call to book your showing today.