

# \$296,900 - 307, 76 Panatella Road Nw, Calgary

MLS® #A2200604

**\$296,900**

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Discover this upgraded 2-bed, 2-bath top-floor unit, offering exceptional value, modern upgrades, and ultimate convenience in the sought-after community of Panorama Hills!

Boasting 9-foot ceilings and large windows, this bright and airy space is move-in ready.

Highlights:

\*Unobstructed Green Space Views â€“ Enjoy peaceful west-facing sunsets from your private balcony

\*Stylish & Modern Upgrades â€“ Granite countertops, stainless steel appliances, under-mount sinks & spacious cabinets

\*Spacious Open-Concept Layout â€“ Sunlit living area perfect for relaxing or entertaining

\*Primary Suite Retreat â€“ Walk-through closet leading to a full ensuite

\*Versatile Second Bedroom â€“ Ideal for guests, a home office, or a roommate

\*Convenient In-Suite Laundry & Storage

\*Titled Underground Parking + Storage Cage

\*Pet-Friendly Complex (Board Approval Required)

\*Condo Fees Cover Everything (HOA included) Except Electricity

\*Prime Location â€“ Walk to Everything!

Steps from Buffalo Rubbing Stone School & Captain Nichola Goddard School, parks, scenic walking paths, basketball courts, shopping, restaurants & public transit. Minutes from VIVO Centre & a nearby golf club, plus easy access to Stoney Trail for seamless commuting.



A rare top-floor find in an unbeatable locationâ€™donâ€™t miss this opportunity! \*no pending Special Assessment!\*

Built in 2011

### Essential Information

MLS® #	A2200604
Price	\$296,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 76 Panatella Road Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0V4

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Baseboard

Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	March 8th, 2025
Days on Market	49
Zoning	DC
HOA Fees	265
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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