

# \$394,900 - 202, 31 Panatella Landing Nw, Calgary

MLS® #A2223039

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,251 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

**PRICE REDUCED!!! LOW CONDO FEE!!!**

Here comes home you've been looking for.

This beautiful refreshed, UPPER-FLOOR END UNIT has been amazingly maintained for your needs and desires and is ideally located in the heart of Panorama Hills. With over 1,200 sqft of immaculate living space, this is one of the **LARGEST** units in the complex offers 2 bedrooms, 2 bathrooms, in-suite laundry, storage and **ATTACHED GARAGE**.

As you enter, youâ€™re welcomed by a private front entrance that leads upstairs into the main living space. This upper-level living space features a spacious open-concept layout with vaulted ceilings and large windows, filling the home with natural light. The well-appointed kitchen includes a central island with an eating bar, a walk-in pantry and ample cabinetry for all your storage needs. It is perfectly complemented by a generous dining area â€“ ideal for hosting family and friends.

The primary bedroom offers a peaceful retreat with a 4-piece ensuite bathroom and a walk-in closer. A second bedroom and another full 4-piece bathroom make this home comfortable and functional for family, guests, or roommates. A balcony off the kitchen provides the perfect spot for morning coffee or evening relaxation, completing this thoughtfully designed upper-level home.

This cozy and energy-efficient home features in-floor heating and an advanced air exchange



system, helping to reduce utility costs while ensuring year-round comfort.

Located in the highly sought-after Panorama Hills community, this townhome is just steps from the Gates of Panorama Hills shopping centre, offering convenient access to Save-On-Foods, Rexall Pharmacy, dental and medical clinics, banks, restaurants, and more. Enjoy an unbeatable location – just 5 minutes to Stoney Trail, 15 minutes to the Calgary International Airport (YYC), and easy access to the rest of the city. Families will love the convenience of having a school right across the street, making morning drop-offs a breeze.

Don't miss your opportunity to call this exceptional home yours!

Built in 2008

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223039      |
| Price          | \$394,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,251         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 202, 31 Panatella Landing Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |

Postal Code T3K 0J7

### Amenities

Amenities Snow Removal, Visitor Parking  
Parking Spaces 2  
Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)  
Appliances Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating In Floor, Hot Water  
Cooling None  
Basement None

### Exterior

Exterior Features Balcony, Private Entrance  
Lot Description Landscaped, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Brick, Stone, Vinyl Siding, Wood Frame, Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed May 22nd, 2025  
Days on Market 83  
Zoning DC  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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