

# \$319,900 - 2412, 175 Panatella Hill Nw, Calgary

MLS® #A2228284

**\$319,900**

2 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Discover the perfect blend of style & functionality in this beautifully upgraded & well maintained 2-bedroom, 2-bathroom condo in the heart of Panorama Hills. With a modern open layout, this home offers comfort & convenience in a thriving family-friendly neighbourhood. Step inside to find tile & hardwood flooring, a modern white kitchen with stainless steel appliances including a newer dishwasher & microwave, quartz countertops, a pantry & in-suite laundry with storage. Enjoy year-round comfort with AC, built-in closet organizers & a private balcony complete with a gas line for barbecuing—ideal for summer nights. This unit also includes titled underground parking(#325 located next to the elevator), an assigned storage locker, visitor parking & ample street parking for guests. Perfectly situated just minutes from Stoney Trail, this location offers easy access to schools, playgrounds, ponds & the Gates of Panorama Hills which is just next door, where youâ€™™ll find everything from Save-On-Foods & Tim Hortons to restaurants, medical clinics & more. Enjoy exclusive access to the Panorama Hills Community Centre, featuring a spray park, basketball courts, skating rink, volleyball & a tobogganing hill. Whether you're walking or biking, the extensive trail network & surrounding greenspaces make it easy to enjoy the outdoors right from your doorstep. This is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a



move-in-ready home in a well-connected community. Book your showing today! Check out the video & 3D walk through.

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228284          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 978               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2412, 175 Panatella Hill Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 0V9                     |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Parkade, Stall, Titled, Underground           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), No Smoking Home                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                             |
| Cooling           | Central Air                                                                        |

# of Stories                4

## Exterior

Exterior Features    Balcony, BBQ gas line  
Roof                    Asphalt Shingle  
Construction        Stone, Vinyl Siding, Wood Frame  
Foundation          Poured Concrete

## Additional Information

Date Listed            June 12th, 2025  
Days on Market      2  
Zoning                 M-2

## Listing Details

Listing Office        MaxWell Capital Realty

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