# \$349,000 - 202, 31 Panatella Landing Nw, Calgary

MLS® #A2259603

## \$349,000

2 Bedroom, 2.00 Bathroom, 1,251 sqft Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

LOW CONDO FEE! The seller recently installed a BRAND-NEW HEATING SYSTEM costing over \$10,000.

Spacious and refreshed upper-floor end unit in the heart of Panorama Hills. With over 1,200 sq. ft., this is one of the largest units in the complex, offering 2 bedrooms, 2 bathrooms, in-suite laundry, storage, and an attached garage. Bright open-concept layout with vaulted ceilings, large windows, and a kitchen featuring an island, walk-in pantry, and ample cabinetry. The primary bedroom includes a walk-in closet and 4-pc ensuite, plus a second bedroom and full bath for family or guests. Private balcony, in-floor heating, and an advanced air exchange system ensure year-round comfort. Unbeatable locationâ€"steps to shopping, restaurants, clinics, and schools. Quick access to Stoney Trail, 15 minutes to the airport. A must-see!

Built in 2008

## **Essential Information**

MLS® # A2259603 Price \$349,000

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, Mixed, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 23rd, 2025

Days on Market 42

Zoning DC (pre 1P2007)

HOA Fees Freq. ANN

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.