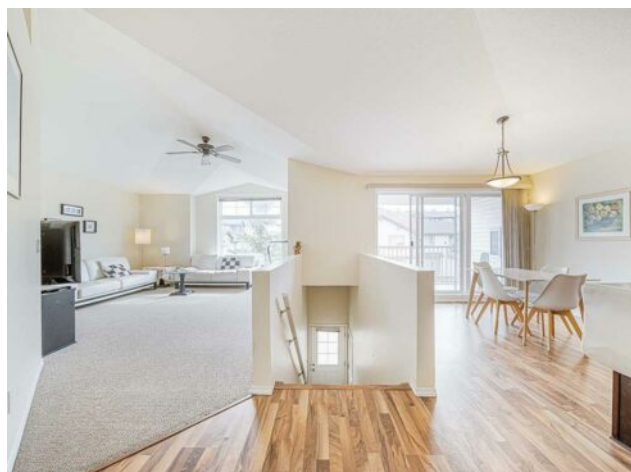


**202, 31 Panatella Landing NW
Calgary, Alberta**

MLS # A2259603



\$379,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,251 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | In Floor, Hot Water | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 215 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Mixed, Stone, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) | | |

Inclusions: N/A

LOW CONDO FEE! 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 location—steps to shopping, restaurants, clinics, and schools. Quick access to Stoney Trail, 15 minutes to the airport. A must-see!