

\$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, Snow Removal, Storage, Trash, Visitor Parking |
| 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 | 41 |
| Zoning | DC |
| HOA Fees | 265 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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