

# \$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       4  
Zoning                 M-2

## Listing Details

Listing Office         MaxWell Capital Realty

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