

# \$379,000 - 202, 31 Panatella Landing Nw, Calgary

MLS® #A2259603

**\$379,000**

2 Bedroom, 2.00 Bathroom, 1,251 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

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!

Built in 2008

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259603    |
| Price          | \$379,000   |
| 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 |
| Community   | Panorama Hills               |
| Condo       | Panatella Landing            |
| 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 | 21                   |
| Zoning         | DC (pre 1P2007)      |

|                |     |
|----------------|-----|
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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