

# \$349,995 - 103, 161 Panatella Landing Nw, Calgary

MLS® #A2211915

**\$349,995**

2 Bedroom, 1.00 Bathroom, 884 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to Panatella Landing! This fully renovated corner-unit bungalow in the highly sought-after community of Panorama Hills offers incredible value, comfort, and style—all on one convenient level. With over \$35,000 in recent upgrades, this home is truly move-in ready and thoughtfully updated throughout. Renovations include: new laminate flooring, refinished kitchen cabinets, updated countertops, modern faucets (2 units), kitchen plumbing, new blinds, baseboards, door and window trims, and a full interior repaint. The open-concept layout creates a bright and welcoming living space, perfect for both relaxing and entertaining. The kitchen features a central island for extra prep space and casual dining, while large windows flood the space with natural light.

This unit offers two comfortable bedrooms, a 4-piece bathroom, and a dedicated laundry room. Additional features include a tankless water heater, in-floor heating with a recently replaced boiler still under warranty, and a baseboard heater, ensuring year-round comfort and efficiency. Assigned parking adds convenience, and the location can't be beat—steps from parks, schools, shopping, and dining, with quick access to Stoney Trail for easy commuting.

Don't miss this stylish, upgraded, and well-located home—schedule your private viewing today!

Built in 2008



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211915      |
| Price          | \$349,995     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 884           |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 103, 161 Panatella Landing Nw |
| Subdivision | Panorama Hills                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3K0K8                        |

## Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks, Tankless Hot Water                                                     |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | Hot Water                                                                                            |
| Cooling           | None                                                                                                 |
| Basement          | None                                                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |

|              |                                              |
|--------------|----------------------------------------------|
| Construction | See Remarks, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 32               |
| Zoning         | DC (pre 1P2007)  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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