

# \$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, Visitor Parking, Snow Removal, Storage, Trash |
| 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 | 54              |
| Zoning         | DC              |
| HOA Fees       | 265             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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