

# \$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	52
Zoning	DC
HOA Fees	265
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.