

# \$293,000 - 204, 30 Panatella Landing Nw, Calgary

MLS® #A2256467

**\$293,000**

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to 204, 30 Panatella Landing NW—a bright and stylish upper-level corner unit tucked into the sought-after community of Panorama Hills. This 2-bedroom home combines thoughtful design with everyday comfort. The open-concept layout showcases vaulted ceilings and large windows that flood the space with natural light. Step outside to your private covered balcony overlooking a peaceful green space—the perfect retreat for morning coffee or evening relaxation.

The kitchen offers an island with eating bar and flows easily into the dining and living areas, making it ideal for entertaining or simply enjoying quiet evenings at home. Two generously sized bedrooms, a full 4-piece bathroom, and in-suite laundry add convenience and functionality. You™ll also appreciate the in-floor heating, extra storage, and your own assigned parking stall.

With affordable condo fees and a location second to none—close to schools, shopping, restaurants, pathways, parks, and Vivo Recreation Centre—this home delivers incredible value. Quick access to Stoney Trail means getting around the city is a breeze.

Perfect for first-time buyers, downsizers, or investors, this is a fantastic opportunity to own in Panorama Hills. Don™t miss it!

Built in 2008



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256467          |
| Price          | \$293,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 856               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 204, 30 Panatella Landing Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K0K8                       |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                |
| Parking        | Parking Pad                                      |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Hot Water                                                                                                                    |
| Cooling           | None                                                                                                                                   |
| Basement          | None                                                                                                                                   |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony, Playground |
|-------------------|---------------------|

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Few Trees, Landscaped, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                  |
| Construction    | Vinyl Siding, Wood Frame                         |
| Foundation      | Poured Concrete                                  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 60                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 270                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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