

# \$329,900 - 102, 31 Panatella Landing Nw, Calgary

MLS® #A2250392

**\$329,900**

2 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.00 Acres

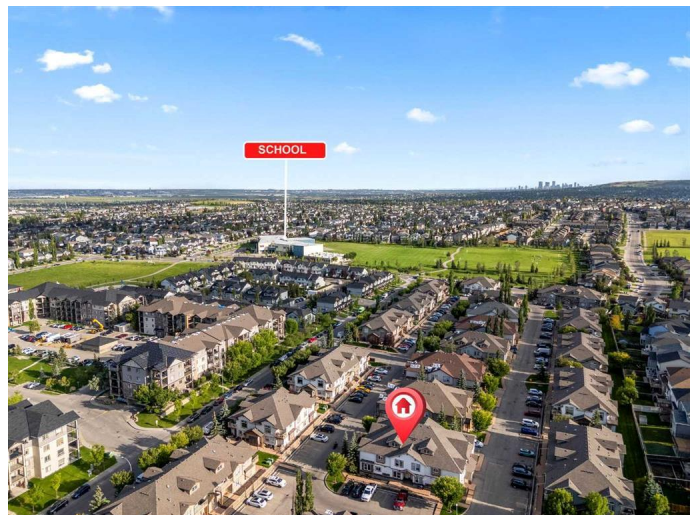
Panorama Hills, Calgary, Alberta

OPEN HOUSE ON 7th SEPTEMBER - From 1 pm to 4 pm. Welcome to this charming 2-bedroom, 1-bathroom bungalow townhome in the sought-after community of Panorama Hills NW. Designed for comfort and convenience, this single-level residence is a perfect fit for first-time buyers, small families, downsizers, or anyone looking for low-maintenance living in a vibrant neighborhood.

Inside, youâ€™re greeted by a bright, open-concept floor plan featuring a spacious living room, a functional kitchen with ample counter space, and a cozy dining area. Both bedrooms are generously sized with plenty of natural light, offering flexibility for families, guests, or a home office. The single-level layout with no stairs and low condo fees makes this home both practical and affordable.

Recent upgrades updated flooringâ€™all giving the home a refreshed, modern look. An outstanding feature of this home is the in-floor heating system, powered by an energy saving on-demand hot water system. This efficient while reducing energy consumption.

With in-suite laundry, a private front entrance, and an assigned parking stall conveniently located just steps from your door, everyday living is effortless. Best of all, this home is only minutes away from schools, parks, shopping, banks, public transit, and Panorama Hillsâ€™ exclusive amenities, including the community



center, walking paths, and recreation facilities. Mainly, location offers easy access to Stoney Trail for a quick commute and 15 minutes to airport, and easy access to rest of the city.

This is your chance to own an exceptionally well maintained , move-in-ready home in one of Calgaryâ€™s most desirable NW communities. Why to Rent if you can afford your own house? Book your showing today!

Built in 2008

**Essential Information**

MLS® #	A2250392
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	102, 31 Panatella Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K8

**Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, None
Cooling	None
Fireplaces	None
Basement	None

## Exterior

Exterior Features	Other, Private Entrance
Lot Description	Low Maintenance Landscape, Paved, Street Lighting, Treed, Few Trees
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Days on Market	14
Zoning	DC (pre 1P2007)
HOA Fees	214
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Brilliant Realty
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