



## 175 Panatella Hill Calgary Alberta

\$299,990

\*\*\*South Facing Bedrooms and Balcony\*\*\*Seconds Walk to School, Playground and Shopping Plaza\*\*\*Set in one of Calgary's most desirable and walkable neighbourhoods, this beautifully upgraded top-floor condo offers the perfect balance of modern living and everyday convenience. From the moment you enter, you'll notice the natural light flooding in through the south-facing windows, creating a warm and welcoming atmosphere. The open-concept layout is both functional and stylish, featuring wide-plank laminate flooring, elegant Caesarstone quartz countertops, and contemporary lighting that ties the space together. The kitchen is equipped with newer stainless steel LG appliances, while a professionally installed A/C unit ensures year-round comfort. A standout feature is the custom Murphy bed with an integrated desk in the second bedroom--perfect for working from home or hosting overnight guests without sacrificing space. Step outside onto your private balcony and enjoy peaceful views of the greenbelt and walking paths below--an ideal spot for morning coffee or winding down at sunset. The building also offers secure underground titled parking and a dedicated storage locker for added convenience. Beyond your front door, this location delivers unmatched lifestyle perks. You're just steps from grocery stores, cafes, restaurants, clinics, and daily amenities--everything from a vet to a pharmacy, gas station, and even a neighborhood pub. Outdoor recreation is right at your doorstep with access to scenic trails, open green spaces, and family-friendly parks. Commuters will appreciate the easy access to transit just a block away, plus quick connections to Stoney Trail, Deerfoot Trail, CrossIron Mills, and downtown Calgary. Families will especially value the short walk to the nearby K-9 school--making school drop-offs and pick-ups effortless. Whether you're downsizing, buying your fir...

Primary Bedroom 11.42 Ft x 10.75 Ft

Kitchen 18.00 Ft x 10.75 Ft

Bedroom 9.83 Ft x 7.58 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

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