

\$299,000 - 101, 120 Panatella Landing Nw, Calgary

MLS® #A2270312

\$299,000

2 Bedroom, 1.00 Bathroom, 809 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

LOCATION, LOCATION, LOCATION!

Welcome to this bright and beautifully maintained ground-level two-bedroom, one-bath, corner unit condo offering exceptional value, convenience, and modern upgrades throughout. With no stairs or elevators required, this home is perfect for first-time buyers, downsizers, or investors seeking a move-in-ready property in a prime location. The assigned parking stall is conveniently located right in front of the unit for easy access. Recent upgrades add tremendous value and efficiency, including a new energy-efficient tankless water heater and Lifebreath air ventilation system installed in 2025, providing superior air quality and comfort. The entire home enjoys the comfort of heated floors—a rare and desirable feature that, combined with the tankless water system, helps keep utility costs low and maintenance minimal. Additional updates completed in 2023 include modern seven-inch vinyl plank flooring in the kitchen, bathroom, and entryway, refreshed paint on ceilings, cabinets, and doors, and new lighting fixtures, faucets, and a toilet—representing approximately \$17,000 in improvements. Every detail has been thoughtfully cared for, creating a bright and inviting space that feels brand new. Located directly across from a junior high school and within five minutes of two elementary schools and a high school, this property offers unmatched convenience. Everyday essentials are just a short walk away, including



Save-On-Foods, TD Bank, daycare, restaurants, and more. Superstore, Vivo Recreation Centre, Canadian Tire, and the North Pointe Bus Terminal are only a five-minute drive, and youâ€™ll love the easy access to bike and walking trails throughout Panorama Hills. Quick connections to Stoney Trail and Deerfoot Trail make commuting simple and stress-free. This home combines comfort, style, and efficiency in one of the most desirable communities in the area. Donâ€™t miss your chance to make it yours!

Built in 2008

Essential Information

MLS® #	A2270312
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	809
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	101, 120 Panatella Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0K8

Amenities

Amenities	Park, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
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Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard, Playground, Private Entrance
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	1
Zoning	Direct control (DC(pre 1P
HOA Fees	210
HOA Fees Freq.	MON

Listing Details

Listing Office	2% Realty
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