# 2212 175 Panatella Hill NW

Calgary | Active | MLS® A2350460

**$248,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2012** | **972 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Fantastic Value in this immacualte and move-in-ready condo with one of the largest floor plans in popular Panorama Hills!!****Featuring an open-concept design with gleaming hardwood floors, this layout is an ideal match for young professionals, investors, or downsizers. The kitchen stands out with sleek quartz countertops, eating bar, stainless steel appliances, and a walk-in pantry.
This smart split-floor-plan places the bedrooms on opposite sides of the unit for maximum privacy. The primary suite includes a walk-through closet and a four-piece ensuite, while the second bedroom also boasts a walk-through closet and direct access to the main bathroom. Additional highlights include a large laundry room with extra storage space, and a covered balcony complete with a natural gas hookup for your barbecue.
This unit comes with a secure, titled underground parking stall and an assigned storage cage. The pet-friendly building sits in a prime location just steps from Save on Foods, local restaurants, transit, schools, and a picturesque lake with walking paths. Plus, quick access to Stoney Trail ensures a fast commute to the airport, CrossIron Mills, and all of Calgary. This home shows 10/10 and is a must view!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350460 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2012 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 972 sq. ft. |
| **Main Level Finished Area:** | 972 sq. ft. |

| | |
|---|---|
| **Condo Fee:** | $617.04 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **HOA Fee Frequency:** | Annually |
| **Front Exposure:** | Northeast |
| **Unit Exposure:** | Northeast |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2012 (Age: 14) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1212998 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |

| | |
|---|---|
| **Flooring:** | Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parkade, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit, Laundry Room |
| **HOA Fee:** | $210.00 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Panorama Hills |
| **Amenities:** | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required, Pets Allowed |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Living Room · 12' × 10'6" · |
| **Main Floor** | Bedroom - Primary · 13'8" × 9'6" · |
| **Main Floor** | Bedroom · 15'4" × 10'4" · |
| **Main Floor** | Laundry · 8'3" × 5'6" · |
| **Main Floor** | Kitchen · 12'4" × 10'11" · |
| **Main Floor** | Office · 7' × 4'4" · |
| **Main Floor** | Foyer · 7' × 4'3" · |

| | |
|---|---|
| **Main Floor** | Dining Room · 13'3" × 8'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | No Animal Home, No Smoking Home, Pantry |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | M-2 |
| **Listed Date:** | Oct 05, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2212-175-panatella-hill-nw-calgary-a2350460/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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