$279,990 - 2311, 175 Panatella Hill Nw, Calgary

MLS® #A2249358

$279,990
2 Bedroom, 1.00 Bathroom, 716 sqft
Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

South Facing Bedrooms and BalconySeconds Walk to School, Playground and Shopping Plaza***Set in one of Calgaryâ€™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, youâ€™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 bedroomâ€”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 belowâ€”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 amenitiesâ€”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 schoolâ€”making school drop-offs and pick-ups effortless. Whether youâ€™re downsizing, buying your first home, or investing in a turn-key property, this thoughtfully maintained unit offers true comfort, community, and long-term value.

Built in 2012

Essential Information

MLS® #	A2249358
Price	$279,990
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	716
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2311, 175 Panatella Hill Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0V9

Amenities

Amenities	Dog Park, Elevator(s), Park, Parking, Playground
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Other, Playground, Storage
Construction	Concrete, Other, See Remarks, Stucco

Additional Information

Date Listed	August 18th, 2025
Days on Market	9
Zoning	M-2

Listing Details

Listing Office	Homecare Realty Ltd.

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