

# \$259,900 - 306, 10 Panatella Road Nw, Calgary

MLS® #A2262400

**\$259,900**

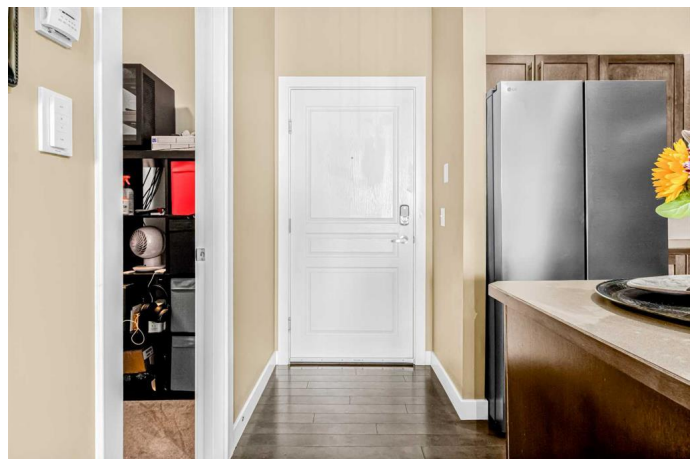
1 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to Milano in Panorama Hills! Discover exceptional value in this bright and inviting one bedroom plus den condo, ideally situated in one of Northwest Calgary's most convenient and desirable communities. Step outside your door and enjoy quick access to restaurants, parks, pathways, schools, and retail shops, everything you need is just moments away. Inside, you'll find a beautifully designed kitchen featuring stainless steel appliances, rich cabinetry, and a convenient breakfast bar perfect for casual dining or entertaining. The open concept living area is bright and spacious, seamlessly connecting to a private balcony that overlooks a peaceful green space and pathway, creating the perfect extension of your living space. The primary bedroom offers plenty of room for comfort, while the den serves as a flexible area, ideal for a home office, guest space, or extra storage. This unit also includes a titled underground parking stall and assigned storage, adding everyday convenience. Milano is a pet friendly complex (cats and dogs up to 20 kg permitted), and your condo fees cover everything except electricity, making this an affordable, low maintenance choice for first time buyers, downsizers, or investors alike. A stylish, functional home in a fantastic location, this one truly delivers great value in the heart of Panorama Hills.

Built in 2010



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262400          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 602               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 306, 10 Panatella Road Nw |
| Subdivision | Panorama Hills            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3K 0V4                   |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Secured Parking, Trash, Visitor Parking     |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                 |
| Heating           | Baseboard                                                                                                     |
| Cooling           | None                                                                                                          |
| # of Stories      | 4                                                                                                             |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Construction      | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 9                 |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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