



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**175 PANATELLA Hill #1211, Calgary T3K 0V9**

MLS® #: **A2120013**

Area: **Panorama Hills**

Listing Date: **04/05/24**

List Price: **\$357,888**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **879**  
Low Sqft:  
Ttl Sqft: **879**

DOM

**44**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 14`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`6" x 10`2"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$533**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Legal Desc:	1112131	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<b>Welcome to this exceptional second floor corner unit in PANORAMA WEST PLACE with 2 Bedrooms, 2 Bathrooms and ample windows offering a blend of practicality and comfort. This spacious apartment features beautiful hardwood floor, kitchen with gleaming granite counters &amp; breakfast bar, stainless steel appliances, living room with cozy fireplace &amp; wall mounted air conditioner, large primary bedroom with walk-in closet &amp; 3 piece ensuite bathroom, a 2nd large bedroom, 4 piece full bathroom, in-suite laundry and a balcony off the living room with a natural gas line for your round BBQ. Additional conveniences include titled underground heated parking and assigned storage locker. This MOVE IN READY Condo is steps away from walking paths, shopping, restaurants and more. The complex is located close to the playground, school, public transit, etc and with quick access to Stoney Trail. Call your favourite Realtor TODAY!</b>		
Inclusions:	<b>None</b>		
Property Listed By:	<b>CIR Realty</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













