



THE
A-TEAM

**RE/MAX
FIRST**

175 PANATELLA Hill #1306, Calgary T3K 0V9

MLS® #: **A2122799**

Area: **Panorama Hills**

Listing Date: **04/13/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

36
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:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`5" x 11`0"
Living Room	Main	12`0" x 11`2"
Dining Room	Main	11`5" x 9`10"
3pc Ensuite bath	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`11" x 8`6"
Kitchen	Main	12`8" x 9`2"
Laundry	Main	5`6" x 5`4"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple

Zoning:
M-2

Legal Desc:	1112131	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>This impeccably clean 2-bedroom, 2-bathroom condo on the third floor boasts an excellent location with a view of a school playing field. It's within walking distance to shopping centers, schools, and just half a block from a children's playground! The unit features a bright and modern open design, with the great room and gas fireplace centrally located and bedrooms and bathrooms positioned on either side for privacy. Sliding doors off the great room lead to a covered balcony with a view of the playing field. The spacious kitchen offers maple cabinets, a raised eating bar, pantry, and black appliances. An office nook adjacent to the dining area provides a dedicated space for a home office. The master bedroom includes a walk-in closet and a 3-piece ensuite with a new walk-in shower, while the second bedroom has a nearby 4-piece main bath. In-suite laundry with extra storage complements the assigned storage locker #1306 in the parkade and titled underground parking #187. This unit offers both comfort and convenience in a fantastic location!</p>		
Inclusions:	N/A		
Property Listed By:	URBAN-REALTY.ca		

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





