



THE
A-TEAM

**RE/MAX
FIRST**

22 PANATELLA Road #309, Calgary T3K0V4

MLS® #: **A2123563**

Area: **Panorama Hills**

Listing Date: **04/19/24**

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: **764**
Low Sqft:
Ttl Sqft: **764**

DOM

30

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: **Covered,Secured,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:
Stone,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Pantry,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>
Living Room	Main	11`3" x 11`2"	Kitchen	Main	9`6" x 9`4"
Dining Room	Main	9`0" x 8`0"	Bedroom - Primary	Main	10`11" x 9`11"
4pc Ensuite bath	Main	7`10" x 6`0"	Bedroom	Main	10`5" x 8`5"
Foyer	Main	5`6" x 5`0"	4pc Bathroom	Main	11`8" x 5`9"
Balcony	Main	11`2" x 4`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$632

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

1110960

Remarks

Pub Rmks:

Welcome to this stunning well maintained 2-bedroom, 2-bath corner unit apartment situated on the top floor, offering unparalleled views and luxurious amenities. As you step inside, you'll be greeted by the warmth of hardwood floors complemented by the abundance of natural light streaming through the east and south facing windows. The south-facing balcony beckons you to unwind and soak in the sun while enjoying panoramic vistas. With 9-foot ceilings adding an airy ambiance, the space feels even more expansive and inviting. The kitchen boasts granite countertops and stainless-steel appliances, perfect for culinary enthusiasts and entertainers alike. The convenience of in-suite laundry ensures effortless chores. Your comfort is further enhanced by titled underground parking and secured storage, providing ample space for your belongings. Plus, with access to the Homeowner Association, you'll enjoy a host of amenities, including the exclusive use of the Panorama Hills Residents Association (PHRA) community center, 6-acre park, water spray park, multi-use sport court, basketball courts, children's playground, and picnic areas—all included with the condo fees. Embrace the tranquility of the area while being at walking distance to shopping, dining, schools, parks, and more. Schedule a viewing today and make this corner unit your new home.

Inclusions:

Blinds

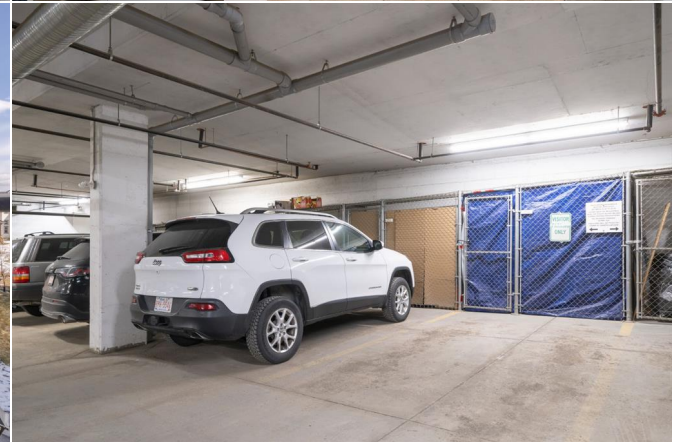
Property Listed By:

Century 21 Bamber Realty LTD.

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









309, 22 PANATELLA ROAD NW
REGA (MEASUREMENT) STANDARD - CALGARY AB
MAIN LEVEL (AG) - 764.23 Sq Ft / 71.00 m²
TOTAL ABOVE GRADE RMS SIZE - 764.23 Sq Ft / 71.00 m²

