



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #4201, Calgary T3k 0M4

MLS®#: **A2140696** Area: **Panorama Hills** Listing Date: **06/13/24** List Price: **\$327,500**
 Status: **Active** County: **Calgary** Change: **-\$7k, 11-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **971**
 Low Sqft:
 Ttl Sqft: **971**

DOM

95
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 12`4"	Dining Room	Main	13`0" x 11`9"
Kitchen	Main	11`3" x 9`5"	Laundry	Main	7`0" x 4`11"
Bedroom - Primary	Main	14`1" x 11`3"	Bedroom	Main	10`3" x 9`8"
4pc Bathroom	Main	7`4" x 4`11"	4pc Ensuite bath	Main	7`3" x 4`11"
Balcony	Main	11`9" x 9`9"			

Legal/Tax/Financial

Condo Fee:
\$533

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0811056**

Remarks

Pub Rmks: **Welcome to this bright and spacious 2 bedroom 2 bathroom corner unit apartment located in Panorama Hills! This fine home is one of the largest in the building - 971 square feet! - and features an open functional floorplan. Large living room with patio door to a big southeast facing balcony. ***NEW KITCHEN QUARTZ COUNTERTOPS - NEW KITCHEN TAPS AND UNDER MOUNT SINK AND NEW BLIND PACKAGE JULY 2024*** Both bedrooms are a good size and the primary bedroom has a walkthrough closet and full ensuite. New blinds 2024. Engineered Hardwood flooring installed in the living room, dining area and the two bedrooms. Tile flooring in the entry and kitchen as well as both bathrooms. New Bosch dishwasher and Samsung washer/dryer 2 years ago. Located close to schools and parks as well as a short walk to Sobeys and other fine shoppes. Please note that the condo fees include electricity! Vacant for quick possession.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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







