



THE
A-TEAM

**RE/MAX
FIRST**

175 PANATELLA Hill #2313, Calgary T3K 0V9

MLS®#: **A2143916**

Area: **Panorama Hills**

Listing Date: **06/27/24**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**
Park Feat: **Heated Garage,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

81
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,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **See Remarks,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Window Coverings**
Int Feat: **Elevator,High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 11`11"
Dining Room	Main	9`0" x 7`11"
3pc Ensuite bath	Main	8`0" x 4`10"
Foyer	Main	5`11" x 4`0"
4pc Bathroom	Main	7`9" x 4`10"

Room	Level	Dimensions
Kitchen	Main	9`8" x 9`3"
Bedroom - Primary	Main	11`4" x 10`11"
Bedroom	Main	10`9" x 9`11"
Laundry	Main	5`6" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1212998**

Remarks

Pub Rmks: **EXCEPTIONAL EXECUTIVE well maintained upgraded condo adjacent within walking distance to a large community shopping centre close to Stoney trail with easy access to all parts of the city. Close to the airport and Crossiron Mills. Upgrades include second 3piece bathroom, 4 piece ensuite bathroom with walk in shower, walk-in closet, granite counter tops in kitchen with extra cupboards and upgraded appliances, gas fireplace, gas hookup for barbecue, and newly installed herringbone hardwood floors throughout, as well as air conditioning. These upgrades alone cost in excess of \$30,000. Open plan with bedrooms on either side for privacy. Insuite laundry facilities. The owner installed upgraded window coverings. Double patio doors lead to a balcony. As well there is included a titled underground parking stall and an assigned underground storage locker. This unit is on the third floor with west facing overlooking park and walking and biking trails. Close to schools,public transit, and playground. Condo fee includes everything but electricity. A recent appraisal is attached to documents in the listing and is valued at \$350,000. This home has everything for a family or busy executives. Call your me or your favorite realtor to request a showing and to compare to other similar units. I'm sure you will agree this is a very special offering with all the bells and whistles to make your home living both enjoyable and affordable.**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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