



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #1326, Calgary T3K 0M1

MLS®#: **A2144496** Area: **Panorama Hills** Listing Date: **06/26/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **981**
 Low Sqft:
 Ttl Sqft: **981**

DOM

94
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7' 6" x 6' 5"	Bedroom - Primary	Main	14' 1" x 11' 3"
Walk-In Closet	Main	4' 6" x 2' 10"	Kitchen	Main	11' 3" x 10' 0"
Living Room	Main	13' 10" x 12' 6"	Balcony	Main	8' 6" x 11' 10"
Dining Room	Main	13' 8" x 11' 8"	Laundry	Main	7' 2" x 5' 2"
4pc Bathroom	Main	4' 11" x 7' 5"	Bedroom	Main	9' 11" x 10' 2"
Walk-In Closet	Main	4' 0" x 7' 3"	4pc Ensuite bath	Main	5' 0" x 7' 1"

Legal/Tax/Financial

Condo Fee:
\$602

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0813117**

Remarks

Pub Rmks: **Good starter home or investment property in prestige Panorama Hills. It features corner end unit, 981 sqft, large balcony, gas fireplace, and heated underground parking. It has 2 good size bedrooms, 2 full bathrooms, large living room, and spacious kitchen and dining area. Condo fee includes water/sewer, gas, and electricity. It closes to school, playground, restaurants, shopping, public transit, and easy access to major roads. ** 1326 60 Panatella Street NW ****

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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







