

**60 PANATELLA Street #1225, Calgary T3K0M1**

MLS®#: **A2145280** Area: **Panorama Hills** Listing Date: **06/27/24** List Price: **\$363,900**  
 Status: **Active** County: **Calgary** Change: **-\$6k, 22-Aug** 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:

**Underground**

Finished Floor Area

Abv Sqft: **985**  
 Low Sqft:  
 Ttl Sqft: **985**

DOM

**81**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 6`6"	Laundry	Main	7`1" x 5`2"
Bedroom - Primary	Main	14`1" x 11`3"	Walk-In Closet	Main	7`2" x 3`11"
4pc Ensuite bath	Main	7`1" x 4`11"	Dining Room	Main	11`9" x 13`3"
Living Room	Main	15`10" x 12`7"	4pc Bathroom	Main	7`4" x 4`11"
Bedroom	Main	12`2" x 10`3"	Kitchen	Main	11`3" x 9`5"

Legal/Tax/Financial

Condo Fee:  
**\$601**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0813117**

Remarks

Pub Rmks: **PANORAMA HILLS - The perfect location where you will fall in love with this expansive 2 bed, 2 bath, 985 sq. ft. second floor corner unit in Panorama Pointe! Live in this NW facing corner unit and enjoy all the amenities that this amazing community has to offer. Walking into this unit you will appreciate the open layout with bedrooms on either side of the unit, newer laminate floors, fresh paint and NO shared walls with neighbors, perfect for families or roommates. The unit boasts plenty of windows with an abundance of natural light. The entrance is spacious and seamlessly transitions into the living, dining and kitchen areas. The kitchen is equipped with sleek countertops, stainless steel appliances(New Fridge changed after the pictures), ample cabinet space/counter space, and breakfast bar. The living room is soaked in sunlight and conveniently expands out onto the private secluded patio. The master bedroom boasts a walk-in closet, ensuite bathroom, and second closet ensuring privacy and comfort. The second bedroom is equally inviting, ideal for guests, children, or as a home office. The second bathroom and linen closet are adjacent to the second bedroom. This spacious unit also comes with a huge storage/laundry room and 1 underground heated titled parking stall. Enjoy living near parks, pathways, golf courses, shopping centers and several schools! Within walking distance of all amenities, shopping center with Rexall Drugs, Medical Centre, Save on Food, Tim Hortons & Restaurants. Minutes away from Superstore, VIVO Rec Centre, Landmark Cinema , Public Library, and the North Point bus terminal offering Route 301, which connects to Downtown. Quick easy access to Stoney Trail, Deerfoot Trail & Calgary Airport. Don't miss the opportunity to experience urban living at its finest. Schedule your showing today and make this vibrant condo your new home sweet home!**

Inclusions:  
Property Listed By: **na**  
**URBAN-REALTY.ca**

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