



THE
A-TEAM

**RE/MAX
FIRST**

76 PANATELLA Road #108, Calgary T3K 0V4

MLS® #: **A2145702**

Area: **Panorama Hills**

Listing Date: **07/01/24**

List Price: **\$299,000**

Status: **Pending**

County: **Calgary**

Change: **-\$11k, 09-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **802**
Low Sqft:
Ttl Sqft: **802**

DOM

77
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

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

Construction: **Concrete, Vinyl Siding, Wood Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`5" x 9`4"	Entrance	Main	8`10" x 4`10"
Storage	Main	4`8" x 5`5"	Dining Room	Main	8`0" x 9`10"
Living Room	Main	16`10" x 12`6"	Laundry	Main	2`9" x 3`2"
4pc Bathroom	Main	8`0" x 5`7"	Bedroom	Main	10`11" x 9`0"
4pc Ensuite bath	Main	8`0" x 5`6"	Walk-In Closet	Main	4`10" x 6`7"
Bedroom - Primary	Main	11`6" x 9`11"			

Legal/Tax/Financial

Condo Fee:
\$647

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1113023**

Remarks

Pub Rmks: **This quiet END UNIT offers 2 bedrooms, 2 bathrooms, UNDERGROUND-TITLED PARKING and in-suite laundry! This home is nicely finished with an open concept kitchen, eating area, living room with laminate flooring, 9FT ceilings and large windows. The spacious entry leads into the kitchen, which features wood cabinetry, stainless steel appliances, GRANITE COUNTERTOPS, an over-range microwave & plenty of cupboard space. The 2 bedrooms are generously sized with loads of natural light. The master bedroom has a large walk-through closet and a full ensuite bathroom. The second bedroom is spacious and conveniently located directly across from another full bathroom. Numerous upgrades include new blinds (2020), Toto Plumbing fixtures, as well as new carpet in 2021. Nestled in the sought-after Panorama Hills neighbourhood. Close to walking paths, playground, pond, public transit, schools, golf course, shopping center with restaurants, banks, sports complexes, library, movie theatre etc. A short walk to Buffalo Rubbing Stone School and Captain Nichola Goddard School. Easy access to Stoney Trail, Deerfoot Trail, Country Hills Blvd etc. Don't miss out on this fantastic opportunity.**

Inclusions: **n/a**
Property Listed By: **Royal LePage Benchmark**

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







