



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 PANATELLA Street #3105, Calgary T3K 0M4**

MLS® #: **A2150740**

Area: **Panorama Hills**

Listing Date: **07/26/24**

List Price: **\$280,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2007**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **846**  
Low Sqft:  
Ttl Sqft: **846**

DOM

**52**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**  
Flooring: **Other, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4' 5" x 8' 2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8' 1" x 8' 10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10' 2" x 10' 2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12' 8" x 12' 10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11' 5" x 12' 3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10' 2" x 12' 2"</b>
<b>Laundry</b>	<b>Main</b>	<b>5' 4" x 6' 1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$464**

Title:  
**Fee Simple**

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

Fee Freq:  
**Monthly**

Legal Desc: **0715944**

Remarks

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Pub Rmks: **Excellent VALUE with this 2 bedroom, 1 bathroom condo located in the desirable community of Panorama Hills. The open floor plan seamlessly connects the Living, Dining, and Kitchen Areas, making it ideal for both Relaxing Evenings and Entertaining Guests. The well-appointed kitchen ensures a modern and functional space for your culinary adventures and sliding patio doors bring in ample light from your well appointed patio. Ensuite Laundry, Parking and LOW Condo Fees round out your new home! This property is located close to many amenities, near main roads and easy access to shopping centers, dining and entertainment. Perfect for First-Time Buyers, Investors or those looking to Downsize.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Central)**

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