



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA STREET #2401, Calgary T3K 0M2

MLS® #: **A2153040**

Area: **Panorama Hills**

Listing Date: **08/15/24**

List Price: **\$364,900**

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:

Finished Floor Area
Abv Sqft: **982**
Low Sqft:
Ttl Sqft: **982**

Underground

DOM

34

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
Int Feat: **Granite Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`5"	4pc Ensuite bath	Main	5`0" x 7`3"
Bedroom	Main	10`4" x 12`2"	Dining Room	Main	17`1" x 11`11"
Foyer	Main	6`7" x 8`0"	Kitchen	Main	8`5" x 11`4"
Laundry	Main	5`2" x 7`2"	Living Room	Main	12`6" x 15`9"
Bedroom - Primary	Main	14`3" x 11`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$619

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0815604

Remarks

Pub Rmks: **CONDO FEES INCLUDE ALL UTILITIES! Welcome to this stunning TOP FLOOR CORNER UNIT in the desirable community of Panorama Hills, offering a perfect blend of modern living, privacy, and convenience. Nestled in a quiet location, this condo features 2 spacious bedrooms, including a primary bedroom encompassing a full ensuite and walk through closet, and a second full bathroom for family and guests. The unit was recently updated with professional installed luxury vinyl plank flooring, newly painted walls and has been professionally cleaned from top to bottom. The open-concept design is filled with natural light, highlighting the luxury vinyl plank and ceramic tile flooring through out. The gourmet kitchen is equipped with sleek granite countertops and stainless-steel appliances, providing a stylish and functional space for cooking and entertaining. Step outside to your private balcony, where you can enjoy peaceful moments and beautiful views. Enjoy the comfort of the ground level heated titled parking stall, perfect for our long extreme tempered winters. The unit is in immaculate condition making this home move in ready. Located in the vibrant community of Panorama Hills, you'll be walking distance to schools, parks, and all amenities, making it a perfect place for peaceful and comfortable living. Book your showing today and prepare to fall in love!**

Inclusions: N/A

Property Listed By: Royal LePage Mission Real Estate

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







