



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 PANATELLA Street #1211, Calgary T3K 0M1**

MLS®#: **A2158336**

Area: **Panorama Hills**

Listing Date: **08/16/24**

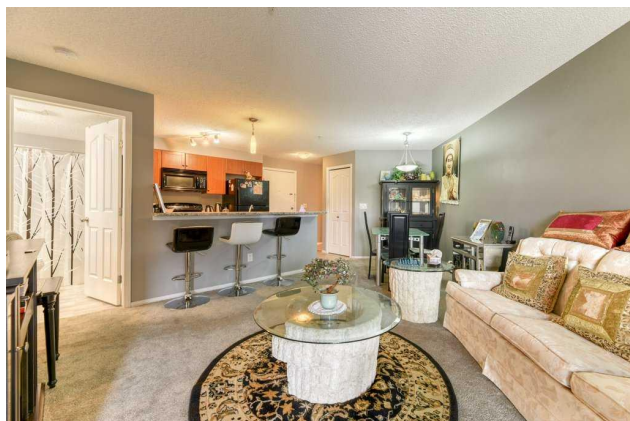
List Price: **\$239,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 11-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **625**  
Low Sqft:  
Ttl Sqft: **625**

DOM

**97**  
Layout  
Beds: **1 (1)**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Off Street, Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, Courtyard, Playground**

Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 11`11"	Bedroom - Primary	Main	12`1" x 9`1"
Dining Room	Main	13`5" x 9`3"	Walk-In Closet	Main	7`5" x 6`11"
Kitchen	Main	8`0" x 7`7"	4pc Bathroom	Main	7`5" x 5`0"
Den	Main	12`5" x 10`5"			

Legal/Tax/Financial

Condo Fee:  
**\$324**

Title:  
**Fee Simple**

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

Fee Freq:  
**Monthly**

Legal Desc: **0813117**

Remarks

Pub Rmks: **FRESHLY PAINTED, CLEANED & VACANT FOR IMMEDIATE POSSESSION!! AMAZING LOCATION** in the desirable community of Panorama Hill and close to all amenities including parks, playgrounds, bike paths, schools, shopping, Superstore, Save-On-Foods, VIVO Rec Centre and numerous restaurants & pubs. This beautiful one bedroom plus den condo features an open concept kitchen, living & dining room floor plan with new carpet & vinyl plank flooring throughout, including the primary bedroom, walk-in closet with in-suite washer/dryer, 4pc bathroom and spacious den which is currently being used for storage but also makes a great office and/or exercise room. Patio doors from the living room lead to a good sized west facing balcony that can be enjoyed all year. The assigned parking stall is close to the front door and there is tons of visitor parking. Condo fee includes all utilities (electricity, heat & water) and HOA (registered on title) annual fee. The year-round community centre & 6-acre park features a water spray park, multi-use sport court, basketball courts, children's playground, picnic areas, and so much more. Calgary International Airport & major routes are easily accessible, including the North Point bus terminal which connects you to Downtown, University & C-train for an easy commute anywhere in the city.

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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





