



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 PANATELLA Street #1114, Calgary T3K 0M1**

MLS® #: **A2163170**

Area: **Panorama Hills**

Listing Date: **09/05/24**

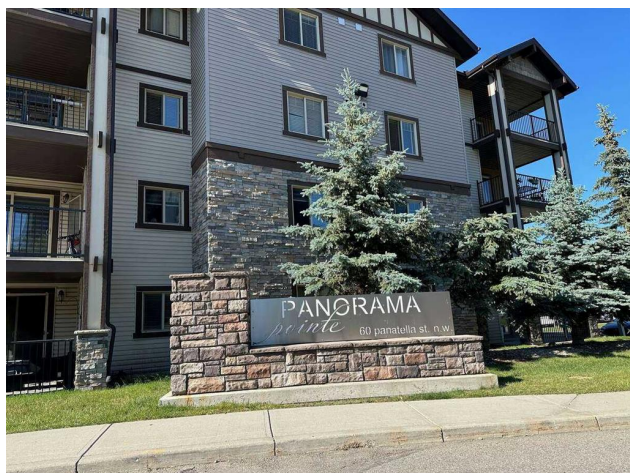
List Price: **\$246,500**

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:

Finished Floor Area

Abv Sqft: **685**  
Low Sqft:  
Ttl Sqft: **685**

DOM

**78**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped,Other**  
Park Feat: **Stall**

Utilities and Features

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

Construction: **Concrete,Stone,Wood Frame**  
Flooring: **Carpet,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Oven,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 7`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`9" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`5" x 7`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 15`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$343**

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

Zoning:  
**R1**

Legal Desc: **0813117**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Spacious 1 Bedroom 1 Bath Condo located in the popular neighbourhood of Panorama Hills. Open concept floorplan located on the main floor of building 1000 away from the main street. Condo fees include all utilities (water, heat and electricity) as well as a assigned parking stall with 110V plug. As you enter the unit, welcomed with a large foyer space and a couple of closets to store your cloths, sporting equipment etc. This amazing layout comes with an in suite stacked washer and dryer for all your laundry needs. The kitchen offers you your essential everyday cooking, and a breakfast bar, where you can host your guests or just to enjoy drinks. The bathroom comes with a deep size tub for those that enjoy both showers and a soaking bath. The patio backs onto a gated pathway facing east, with a short walking distance to the park close by. Whether you drive or walk. Your with in close proximity, to a lot of the amenities. A short walking distance to the close by shopping plaza which includes (Save On Foods, Tim Hortons, Restaurants and Rexall). A short drive to the north point bus terminal which offer the 301 route along with the Vivo Rec. Center, movie theatre, Home Depot and a host of other shops and Restaurants. Super convenient transportation to downtown, Calgary International Airport and minutes away from Stoney Trail ring road connecting you to the rest of the city. This spacious condo with loads of visitor parking is well worth it and ready for immediate possession!**

Inclusions: **n/a**  
Property Listed By: **Easy List Realty**

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