



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #1105, Calgary T3K 0M1

MLS® #: **A2164902** Area: **Panorama Hills** Listing Date: **09/11/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **840**
 Low Sqft:
 Ttl Sqft: **840**

DOM

71
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: **None**

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

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 10`0"	Dining Room	Main	10`5" x 8`9"
Kitchen	Main	10`10" x 7`4"	Den	Main	8`4" x 6`3"
Bedroom - Primary	Main	10`11" x 10`7"	Bedroom	Main	10`1" x 9`5"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$516** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0813117**

Remarks

Pub Rmks: **Home Sweet Home! Welcome to this 2 Bedrooms + Den, 2 Bathrooms Apartment in the sought-after community of Panorama Hills. The open floorplan enhances the flow throughout the unit. The Kitchen has a raised eating bar and seamlessly connects to the Dining area. The spacious Living room is highlighted by a floor-to-ceiling glass sliding door that opens to the patio. A larger Den near the entrance is ideal for a home office or additional storage. The Primary Bedroom includes a 4 pc Ensuite and a walk-through closet. An additional generously sized Bedroom, a 4 pc Bath, and a Laundry area complete this home. This unit also includes a Titled, heated underground parking space. Enjoy the convenience of walking to schools, supermarkets, and restaurants. The location is close to amenities such as Cardel Place, a movie theatre, golf courses, the Panorama Hills community center, T&T Market, and public transportation, with easy access to Stoney Trail.**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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





