



THE
A-TEAM

**RE/MAX
FIRST**

175 PANATELLA Hill #2319, Calgary T3K 0V9

MLS® #: **A2165773**

Area: **Panorama Hills**

Listing Date: **09/13/24**

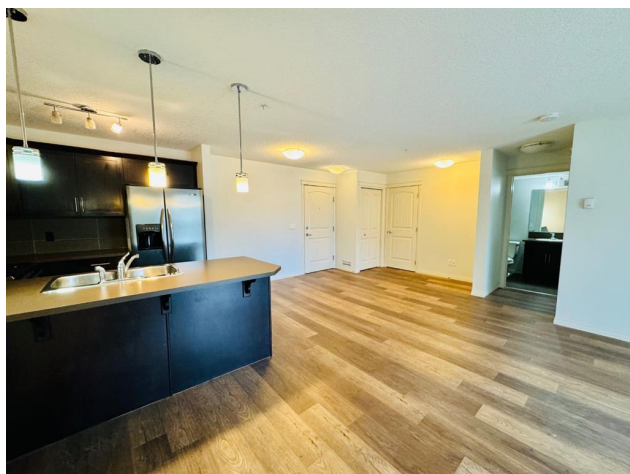
List Price: **\$339,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade

Finished Floor Area

Abv Sqft: **897**
Low Sqft:
Ttl Sqft: **897**

DOM

99

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`4" x 10`11"	Bedroom	Main	9`11" x 8`5"
Living Room	Main	12`3" x 11`10"	Dining Room	Main	10`4" x 10`2"
4pc Bathroom	Main	7`9" x 4`11"	Kitchen	Main	10`6" x 7`10"
4pc Ensuite bath	Main	8`0" x 4`11"	Laundry	Main	5`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1212998**

Remarks

Pub Rmks: **MOTIVATED SELLER. Located in the beautiful community of Panorama Hills. Open floor design, 2 bedroom Condo with 2 full bath room on the third floor. You are literally step away from SAVE ON FOOD, Tim Hortons, Restaurants, Pubs, Doctors, Gas station, Park, Playground, Banks etc. Spacious living and dining areas plus a huge in-suite laundry. This unit include a titled underground heated parking plus a storage locker. Book your viewing. Don't miss the chance to call this place home.**

Inclusions:
Property Listed By: **Grand Realty**

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





