



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

**141**  
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>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 7`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`5" x 4`11"</b>

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: **none**  
**Grand Realty**

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







