



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #1301, Calgary T3K 0M1

MLS® #: **A2166344** Area: **Panorama Hills** Listing Date: **09/16/24** List Price: **\$348,800**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **982**
 Low Sqft:
 Ttl Sqft: **982**

DOM

65
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`1" x 12`4"	Dining Room	Main	13`7" x 15`0"
Kitchen With Eating Area	Main	8`6" x 14`11"	Laundry	Main	7`2" x 10`8"
Bedroom - Primary	Main	13`9" x 11`10"	Walk-In Closet	Main	3`8" x 7`5"
4pc Ensuite bath	Main	5`0" x 7`5"	Bedroom	Main	10`4" x 12`1"
4pc Bathroom	Main	5`2" x 7`6"			

Legal/Tax/Financial

Condo Fee:
\$601

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0813117**

Remarks

Pub Rmks: **ALL UTILITIES ARE INCLUDED IN CONDO FEES! Discover modern living at its finest in this beautiful and quiet condo. This well-appointed unit features 2 spacious bedrooms, including a primary suite complete with a walk-through closet and full ensuite bathroom. A second full bathroom offers added convenience for guests and family. The open-concept layout is complemented by a gourmet kitchen with granite countertops and a raised eating bar, making it perfect for both cooking and entertaining. Step outside to your private balcony for a relaxing outdoor retreat. Included with the unit is a heated, titled parking stall—essential for Calgary's cold winters. Located in the desirable Panorama Hills community, you'll be steps away from schools, parks, and essential amenities. This is the ideal home for those who value convenience and contemporary style.**

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

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









