



THE
A-TEAM

**RE/MAX
FIRST**

70 PANAMOUNT Drive #8316, Calgary T3K 5Z1

MLS®#: **A2167745**

Area: **Panorama Hills**

Listing Date: **01/08/25**

List Price: **\$269,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

DOM

14

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, BBQ gas line**

Construction:

Concrete, Stone, Vinyl Siding

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

High Ceilings, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`11" x 8`8"
Eat in Kitchen	Main	9`7" x 8`4"
Balcony	Main	5`2" x 11`10"
Walk-In Closet	Main	5`2" x 6`10"

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 5`0"
Living Room	Main	16`5" x 11`11"
Bedroom - Primary	Main	11`3" x 10`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$496

Fee Simple

M-C1 d125

Fee Freq:

Monthly

Legal Desc: 0610238

Remarks

Pub Rmks: **This bright and open top-floor condo in the desirable community of Panorama Hills offers an ideal blend of comfort and convenience. With almost 600 sq. ft. of living space, the unit boasts 9-foot ceilings and comes with all utilities included in the condo fee for a worry-free living experience. The bright kitchen is equipped with ample counter space and a raised breakfast bar, perfect for casual meals. The central living room opens up to a spacious southwest-facing balcony, ideal for morning coffees or evening BBQs with its natural gas hookup. The primary bedroom features a walk-through closet leading to a 4-piece ensuite. Recent upgrades include new luxury vinyl plank flooring, LED light fixtures throughout, and new blinds/curtains. The condo also offers in-suite laundry, heated titled underground parking, and an additional storage locker for added convenience. Located just steps away from playgrounds, schools, shopping, and restaurants at Country Hills Town Centre, this property is perfectly situated. Easy access to major routes like Stoney Trail and Deerfoot Trail, along with proximity to the North Pointe Transit Terminal, makes commuting a breeze. Set within the well-maintained Panamount Place, this condo complex is surrounded by lush landscaping, ample visitor parking, and amenities at your doorstep. Whether you're a first-time homebuyer or looking for an investment, this condo is a fantastic opportunity!**

Inclusions: none
Property Listed By: Veritas Realty

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









