



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #3304, Calgary T3K0M3

MLS®#: **A2168736**

Area: **Panorama Hills**

Listing Date: **10/02/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

62
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**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked**
Int Feat: **No Animal Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`7" x 12`4"
Living Room	Main	14`6" x 14`1"
4pc Ensuite bath	Main	5`0" x 7`9"
Den	Main	8`4" x 7`10"

Room	Level	Dimensions
Bedroom	Main	11`10" x 10`1"
Kitchen	Main	9`0" x 9`11"
4pc Bathroom	Main	8`4" x 4`10"
Dining Room	Main	8`3" x 9`11"

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple

Zoning:
Direct Control (DC)

Legal Desc:

0715944

Fee Freq:
Monthly

Remarks

Pub Rmks:

ORIGINAL OWNER! ALL UTILITIES INCLUDED IN CONDO FEES! Introducing a well-maintained and spacious condo located in the sought-after community of Panorama Hills. This spacious 2 bedroom condo is freshly painted and comes equipped with all appliances, window coverings, and the living room opens onto the large balcony. A good size den can be effectively used as an office space. The primary bedroom features a 4-piece en-suite and large walk-thru closet. A secondary good-sized bedroom is next to the main 4-piece bathroom and laundry area. Situated in a prime location, this complex offers close proximity to a large variety of amenities, shopping, schools, and public transportation.

Inclusions:

None

Property Listed By:

Diamond Realty & Associates LTD.

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



