



THE
A-TEAM

**RE/MAX
FIRST**

22 PANATELLA Road #104, Calgary T3K 0S7

MLS®#: **A2171511**

Area: **Panorama Hills**

Listing Date: **10/07/24**

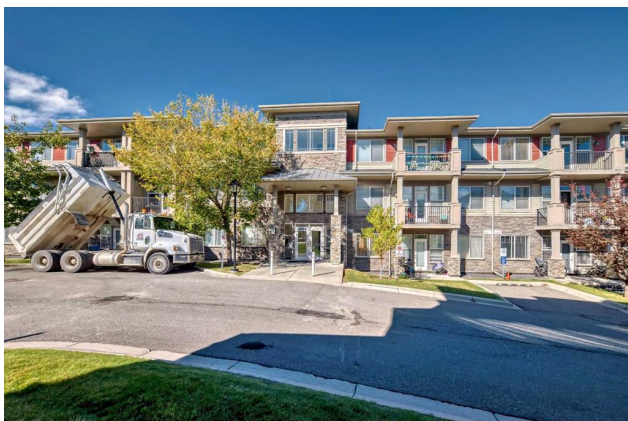
List Price: **\$292,900**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area
Abv Sqft: **801**
Low Sqft:
Ttl Sqft: **801**

DOM

84
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: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`4" x 9`2"
Bedroom - Primary	Main	11`8" x 9`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Living/Dining Room Combination	Main	15`11" x 12`8"
Bedroom	Main	11`0" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$647

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:

1110960

Monthly

Remarks

Pub Rmks:

Enjoy the convenience and comfort living! Come and see this beautiful 2 bedr, 2 bath apartment in the popular community of Panorama Hills.! Comes with a titled underground heated parking with an extra storage locker. It also features a high ceiling, spacious kitchen with granite breakfast bar, a newly installed luxury vinyl plank, new washer and dryer, and lots of windows that bring lots of natural lights.The master bedroom has a full ensuite & walk in closet. Convenient location as it is just a few steps away from hiking /biking paths, public transit, schools, groceries, coffee shops, restaurants, banks, and other amenities. Easy access to Stoney Trail, Deerfoot Trail, Vivo Leisure Centre, Landmark cinemas!

Inclusions:

none

Property Listed By:

RE/MAX First

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



