



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 Apartment**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

138
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Baseboard**
 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	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Kitchen	Main	9`4" x 9`2"	Living/Dining Room Combination	Main	15`11" x 12`8"
Bedroom - Primary	Main	11`8" x 9`8"	Bedroom	Main	11`0" x 9`0"

Legal/Tax/Financial

Condo Fee: **\$647** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **1110960**

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







