



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #2120, Calgary T3K 0M2

MLS® #: **A2171695**

Area: **Panorama Hills**

Listing Date: **10/08/24**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **850**
Low Sqft:
Ttl Sqft: **850**

DOM

44

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`4" x 8`2"	Living Room	Main	13`2" x 11`11"
Dining Room	Main	10`1" x 9`3"	Laundry	Main	3`3" x 3`1"
Bedroom - Primary	Main	11`2" x 10`8"	Bedroom	Main	10`1" x 9`7"
Den	Main	8`5" x 7`11"	4pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$533

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

0815604

Remarks

Pub Rmks:

Price Adjustment - SELLER MOTIVATED - Let's work a Deal! ** 2 BEDROOMS PLUS DEN | BACKS ONTO GREENSPACE | TITLED UNDERGROUND PARKING. This Great Condo is a nice find as it is MAIN FLOOR and backs onto a Southfacing Greenspace with an OVERSIZED CONCRETE PATIO making it a Fantastic space to relax in. When you arrive, you will notice the Newer Laminate Flooring and the Den off the Foyer which can be used as an Office space, second Living Room, or for storage. The Kitchen has Upgraded Appliances including a DUAL CONVECTION OVEN perfect for baking, and the Dining area can hold a larger table. The great Living Room has the patio access. The Primary Bedroom currently has a Queen Bed with lots of room around it for additional furniture, includes the TV and Wall Mount, has a walk through closet to the 4 Pc Ensuite with Luxury Vinyl Plank Flooring. The second Bedroom is spacious with the Main 4 Pc Bath right beside it. This Condo has a TITLED UNDERGROUND PARKING STALL. Condo fees include All Utilities - you pay for internet and cable. Sorry no dogs permitted in this complex. This great condo is ready for you to make it yours so book your showing today.

Inclusions:

TV and Wall Mount in Primary Bedroom, Attached wall shelves in Den and Primary Bedroom.

Property Listed By:

RE/MAX Rocky View Real Estate

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





