



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 PANAMOUNT Drive #4209, Calgary T3K 5Z1**

MLS® #: **A2172076**      Area: **Panorama Hills**      Listing Date: **10/09/24**      List Price: **\$314,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 05-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **837**  
 Low Sqft:  
 Ttl Sqft: **837**

DOM

**115**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Baseboard,Boiler,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

| Room              | Level | Dimensions     | Room             | Level | Dimensions    |
|-------------------|-------|----------------|------------------|-------|---------------|
| Den               | Main  | 11`1" x 5`2"   | Dining Room      | Main  | 8`8" x 7`6"   |
| Kitchen           | Main  | 8`7" x 9`7"    | Living Room      | Main  | 14`7" x 11`0" |
| Bedroom           | Main  | 11`1" x 9`1"   | 4pc Bathroom     | Main  | 4`11" x 7`0"  |
| Bedroom - Primary | Main  | 11`5" x 10`10" | 4pc Ensuite bath | Main  | 7`11" x 4`11" |

Legal/Tax/Financial

Condo Fee: **\$610**      Title: **Fee Simple**      Zoning: **M-C1**

Legal Desc: 0410413

Fee Freq:  
Monthly

Remarks

Pub Rmks: **NEW CARPETS, NEW VINYL FLOORING, NEW FRIDGE, NEW STOVE, FRESHLY PAINTED, Come see this 2 Bedrooms, 2 Full Bathrooms and a DEN condo unit in a well managed complex. Sought after location, close to TONS of AMENITIES, Public Transportation, SHOPPING, Eateries and major access routes like Stoney Trail and Deerfoot Trail. OPEN CONCEPT unit, WEST FACING windows that lets in ABUNDANCE of NATURAL LIGHT. BONUS Titled UNDERGROUND parking stall, ready to keep your car warm when winter comes. MOVE-IN READY, no need to wait :). Check out the pictures, then CALL your favourite Realtor FAST to VIEW!!**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Mountain View)

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







