



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #2318, Calgary T3K 0M2

MLS® #: **A2174809**

Area: **Panorama Hills**

Listing Date: **10/23/24**

List Price: **\$365,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **849**
Low Sqft:
Ttl Sqft: **849**

DOM

91
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Elevator, No Animal Home, No Smoking Home**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|
| Kitchen | Main | 9' 9" x 11' 0" |
| Dining Room | Main | 9' 0" x 10' 0" |
| Bedroom | Main | 9' 9" x 10' 0" |
| 4pc Ensuite bath | Main | 0' 0" x 0' 0" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|------------------------|
| Living Room | Main | 11' 9" x 14' 0" |
| Bedroom - Primary | Main | 10' 8" x 11' 0" |
| Laundry | Main | 3' 9" x 7' 9" |
| 4pc Bathroom | Main | 0' 0" x 0' 0" |

Legal/Tax/Financial

Condo Fee:
\$567

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0815604**

Remarks

Pub Rmks: **Welcome to this spacious 2 bedroom, 2 bathroom condo, has South Facing balcony with plenty of sunshine. No need to worry about parking, it has 1 titled heated underground stall come with the storage room together. When you step in, you will be impressed by the functional Open concept floor plan with a bright and modern feel. Two decent size bedrooms on opposite sides of the unit and two full baths. Kitchen is ideal for entertaining with the dining area. Laminate floors throughout the main areas and carpet in the bedrooms. The south facing balcony is spacious and a great spot for entertaining friends and family with those summer BBQs. This unit also comes with in unit laundry and extra storage space. CONDO FEES INCLUDE ALL UTILITIES! (ELECTRIC, HEAT AND WATER.). About 3 minutes walking to Elementary school and all amenities: Save-On-Foods, Co-ops, Banks, or restaurants such as Tim's etc. Quick access to Stoney Trail ring road . All furniture is included except the decorations.**

Inclusions:
Property Listed By: **all furniture except decorations
Homecare Realty Ltd.**

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









