



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA STREET #3205, Calgary T3K 0M3

MLS® #: **A2174980**

Area: **Panorama Hills**

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

List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

30
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,ENERGY STAR Qualified Washer,Microwave Hood Fan,Refrigerator**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`3" x 11`5"	Bedroom	Second	12`4" x 10`2"
4pc Bathroom	Second	8`9" x 4`11"	Balcony	Second	10`8" x 13`9"
Dinette	Second	8`11" x 11`5"	Kitchen	Second	10`3" x 10`3"
Entrance	Second	8`4" x 4`4"			

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0715944**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom apartment in the highly desirable Panorama Hills community! Freshly painted, with brand-new lighting fixtures and New luxury vinyl plank flooring throughout (except the bedrooms), this unit is move-in ready and waiting for you. Whether you're a first-time buyer, an investor, or looking to downsize, this apartment is a fantastic opportunity. The spacious, open-concept living area is bathed in natural light from the large west-facing windows, leading out to your private balcony—perfect for enjoying beautiful sunsets or relaxing year-round. The kitchen is a chef's delight, featuring a raised eating bar, STAINLESS STEEL APPLIANCES, and a generous dining area, ideal for hosting friends or family. New upgrades WORTH \$10,000. This unit offers: >> In-suite laundry (New LG Washer 2023) for added convenience >> Two comfortable bedrooms (can fit King beds easily with ample space to move around) and a stylish bathroom >> A 2nd-floor location with stunning west-facing views >> An assigned outdoor parking stall with a 120V plug, plus ample visitor parking With condo fees covering all utilities - heat, electricity, water, sewer, insurance, and exterior maintenance, this property offers worry-free living. The location is unbeatable—just minutes from VIVO, a movie theatre, golf courses, the Panorama Hills Community Centre, T&T Market, Save-On-Foods (2 mins), and public transportation. Quick access to Stoney Trail (1 min), the airport (12 mins), and CrossIron Mills (15 mins) means you're perfectly connected to everything you need. This is an incredible opportunity to own a home in one of Calgary's most sought-after communities. Don't wait—schedule your private viewing today and make this apartment yours before it's gone! With interest rate cuts, it is aggressively priced to sell quickly.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









