



THE
A-TEAM

**RE/MAX
FIRST**

76 PANATELLA Road #106, Calgary T3k 0V4

MLS® #: **A2175102** Area: **Panorama Hills** Listing Date: **10/25/24** List Price: **\$294,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2011**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Cul-De-Sac, Landscaped**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **757**
 Low Sqft:
 Ttl Sqft: **757**

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`9" x 11`1"	Dining Room	Main	6`0" x 8`4"
Bedroom	Main	10`6" x 8`7"	Kitchen	Main	8`3" x 9`6"
Bedroom - Primary	Main	11`0" x 9`11"	Foyer	Main	8`3" x 8`4"
4pc Bathroom	Main	11`8" x 5`8"	4pc Ensuite bath	Main	7`10" x 6`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$617

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1113023

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom condo that perfectly blends modern living with comfort. As you step inside, you'll be greeted by an open concept design featuring laminate flooring that enhances the spacious feel of the living area. The well-appointed kitchen boasts beautiful granite countertops and a convenient eating bar, making it ideal for entertaining or casual dining. This unit offers the convenience of underground parking, ensuring your vehicle is secure and easily accessible. One of the standout features is its serene location, backing onto a picturesque greenbelt and walking path, providing a peaceful retreat right at your doorstep. You'll appreciate being just moments away from all essential amenities, including Save-On-Foods, Tim Hortons, and Rexall, making daily errands a breeze. Additionally, the nearby city-maintained pond offers a lovely spot for leisurely walks or relaxing afternoons. This condo is perfect for those seeking a stylish, low-maintenance lifestyle in a vibrant community. Don't miss the opportunity to make this beautiful space your new home!—schedule a viewing today! If you are looking for a unit you can just move into without having to do any updating or work on.....here it is!**

Inclusions: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Property Listed By: **Century 21 Bravo Realty**

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





