



THE
A-TEAM

**RE/MAX
FIRST**

130 PANATELLA Street #1207, Calgary T3K 5H7

MLS®#: **A2175691** Area: **Panorama Hills** Listing Date: **11/07/24** List Price: **\$289,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **717**
 Low Sqft:
 Ttl Sqft: **717**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`11" x 11`10"	Bedroom	Main	11`1" x 10`4"
4pc Bathroom	Main	8`0" x 4`11"	Foyer	Main	8`11" x 12`10"
Kitchen	Main	10`1" x 8`2"	Living Room	Main	15`0" x 18`1"

Legal/Tax/Financial

Condo Fee: **\$435** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1412097

Remarks

Pub Rmks: **Walking Distance to 2 CBE Schools & All Amenities | Move-In Ready | 2nd Floor Unit | 2 Beds/1 Bath | 717 SqFt | In Unit Laundry | Open Floor Plan | Spacious Living Room | Private Balcony | Titled Underground Parking Stall | Underground Storage Locker | Secure Entry Building. Welcome to your new home; a spacious 2 bedroom 1 bathroom 2nd floor condo located in the heart of Panorama Hills! This 717 SqFt unit has an open floor plan and incredible natural light. The front door opens to a foyer with closet storage for an organized entryway! The kitchen is outfitted with ample cabinet storage, laminate countertops, black appliances and a peninsula with barstool seating. The living room has sliding glass doors that lead to the private balcony with a gas line for a BBQ and space for an outdoor dining set. The primary bedroom has a walk-through closet that leads to a cheater door to the 4pc bathroom with a tub/shower combo. The 2nd bedroom is a generous size and has great closet space. The in unit laundry is a treat! This stacked washer dryer is located in a hall closet not to take away any living space. Additional perks include heated underground titled parking, providing security and protection for your vehicle, and an extra storage locker for your belongings! This pet-friendly unit allows pets with board approval, making it a great choice for animal lovers. The location of this unit truly can't be beat! A minutes walk to Buffalo Rubbing Stone School & Captain Nichola Goddard School. Steps away is a great commercial complex including Save-On Foods, Pharmacies, Restaurants, Banks and more! A two minute drive to Stoney Trail makes your work commute easy too! Hurry and book a showing at this incredible home today!**

Inclusions: **None**
Property Listed By: **RE/MAX Crown**

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







