



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #4310, Calgary T3K 0M4

MLS® #: **A2175950**

Area: **Panorama Hills**

Listing Date: **10/28/24**

List Price: **\$239,000**

Status: **Pending**

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: **683**

Low Sqft:

Ttl Sqft: **683**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

36

Layout

Beds: **1 (1)**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`8" x 4`10"	Bedroom	Main	11`6" x 15`9"
Dining Room	Main	16`5" x 7`0"	Kitchen	Main	13`8" x 7`9"
Living Room	Main	12`9" x 14`4"			

Legal/Tax/Financial

Condo Fee:
\$403

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Legal Desc:

0811056

Monthly

Remarks

Pub Rmks:

Spacious 683.58 sq ft ONE Bedroom Condo in Panorama Hills = Exceptional Value at this price! BRIGHT third-floor apartment offers buyers a fantastic opportunity to own instead of renting. With ALL utilities (water, heat, and electricity) included in your condo fee, you'll enjoy predictable monthly costs. The open-concept layout maximizes space for living, working & entertaining. A generous foyer greets you, leading to a large closet for your belongings. Enjoy the convenience of in-suite laundry - with a brand NEW front-load washer and dryer. Cook & host in the stylish kitchen featuring maple cabinets, granite countertops, stainless steel appliances. The breakfast bar is perfect for morning coffee or casual chats with guests while you prepare meals! Step outside onto your covered WEST-facing deck, ideal for soaking up the sun and enjoying scenic views! The spacious primary bedroom includes a large closet, while the elegant 4-piece bathroom boasts tile floors & granite accents, plus easy-to-clean wall-to-wall tile around the tub. This condo is situated in a vibrant community surrounded by parks, playgrounds, and amenities. You'll find shopping at Superstore and Save-On-Foods, entertainment at VIVO Rec Centre and Cineplex, plus easy access to Calgary International Airport and public transit routes. The community center and 6-acre park feature a water spray park, sports courts, and picnic areas, providing endless options for leisure activities right at your doorstep! Perfect for first-time homebuyers, investors, or those looking to downsize. This condo offers outstanding value. An assigned above-ground parking spot with a 110V plug and ample visitor parking enhance the appeal. The current tenant has maintained the unit impeccably for nearly four years - is on a month-to-month lease - and would love to stay! Don't miss out on this amazing opportunity to own a beautiful unit in a sought-after community! Easy 20 min drive to the Airport. Less than 30 mins drive downtown! Ring Rd, Beddington Trail, Deerfoot Trail, 14 St - all great roadways to get around! NEW dishwasher, washer and dryer coming Nov 2024.

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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









4310-60 Panatella St NW, Calgary, AB

Main Floor - Interior Area 892.58 sq ft



0 3 6

PREPARED: 30/07/2016



While regions are included from this floor area in CAUCI® floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.