



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #1426, Calgary T3K 0M1

MLS®#: **A2176274** Area: **Panorama Hills** Listing Date: **11/01/24** List Price: **\$364,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **965**
 Low Sqft:
 Ttl Sqft: **965**

Heated Garage, Titled, Underground

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Stone, Vinyl Siding**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7`1" x 5`2"	4pc Bathroom	Main	7`7" x 4`11"
Bedroom	Main	12`4" x 10`4"	Living Room	Main	12`0" x 12`5"
Kitchen	Main	14`7" x 8`8"	Bedroom - Primary	Main	11`3" x 14`2"
4pc Ensuite bath	Main	7`4" x 5`0"	Dining Room	Main	15`7" x 15`10"

Legal/Tax/Financial

Condo Fee: **\$636** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0813117**

Remarks

Pub Rmks: **Discover the epitome of sophisticated urban living in this breathtaking top-floor corner unit, where luxury meets convenience. Spanning nearly 1,000 sq feet of meticulously designed living space, this exquisite condo promises a blend of modern elegance and everyday comfort. Upon entering, you are greeted by an open, sun-drenched living area that boasts a south-west facing balcony, ideal for basking in the sun's warmth throughout the day and savoring tranquil evening sunsets. The expansive layout features two generously sized bedrooms and two opulent full bathrooms, each thoughtfully appointed with upscale finishes and designed for ultimate relaxation and privacy. The unit is adorned with sleek, high-quality flooring that adds a touch of refinement while eliminating the need for carpet. The full-size in-suite laundry room is a testament to the home's commitment to convenience, making everyday tasks effortless and efficient. Step outside your door to enjoy a range of desirable amenities, including a coveted underground heated parking stall and additional storage space, ensuring both security and ample room for your treasures. The all-inclusive condo fee covers utilities such as gas and heat, providing a seamless living experience with predictable monthly expenses. Positioned in a vibrant neighborhood, this exceptional residence is just a stone's throw from premier shopping destinations, top-rated schools, picturesque parks, and engaging playgrounds. Embrace a lifestyle of luxury and ease in this magnificent condo, where every detail has been meticulously crafted to offer the ultimate living experience. Don't miss the opportunity to make this lavish retreat your new home.**

Inclusions: **None**
Property Listed By: **Brilliant Realty**

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









