



THE
A-TEAM

**RE/MAX
FIRST**

70 PANAMOUNT Drive #8114, Calgary T3K 6L7

MLS®#: **A2177799** Area: **Panorama Hills** Listing Date: **11/07/24** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **25,037 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **575**
 Low Sqft:
 Ttl Sqft: **575**

DOM

44
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`9" x 11`11"	Bedroom - Primary	Main	11`3" x 11`0"
Kitchen	Main	8`3" x 8`5"	4pc Bathroom	Main	7`10" x 4`10"
Den	Main	8`3" x 8`9"			

Legal/Tax/Financial

Condo Fee: **\$496** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: 0610238

Remarks

Pub Rmks: **This charming 1-bedroom, 1-bathroom apartment in Panorama Hills offers a cozy, convenient lifestyle perfect for young professionals, investors, and students. Recently refreshed with new flooring, a stylish waterfall countertop, modern appliances, and fresh paint, this move-in-ready space is turn-key and designed with comfort and functionality in mind. Stylish meets affordability with this unit as all utilities are included in the condo fees... even electricity! Located just minutes from essential amenities—including Superstore, Sobeys, local cafes, and restaurants—everything you need is right at your doorstep. Plus, the nearby Vivo Center provides access to exceptional health and fitness facilities, with a variety of classes, a swimming pool, gym, and wellness programs, making it easy to prioritize a healthy lifestyle. Panorama Hills is a growing community with exciting new developments on the way, adding even more value to this already desirable location. Ready to make this apartment your own? Book a viewing today and see why this Panorama Hills gem could be the perfect home or investment opportunity for you!**

Inclusions: **All furniture is included**
Property Listed By: **The Real Estate District**

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





