

60 PANATELLA Street #3406, Calgary T3K 0M3

MLS® #: **A2178659** Area: **Panorama Hills** Listing Date: **11/12/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned, Plug-In, Stall**

Finished Floor Area

Abv Sqft: **844**
 Low Sqft:
 Ttl Sqft: **844**

DOM

39
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`10" x 5`6"	Kitchen	Main	9`9" x 11`0"
Dining Room	Main	10`0" x 10`9"	Living Room	Main	11`9" x 13`1"
Bedroom - Primary	Main	10`7" x 10`11"	Bedroom	Main	9`8" x 9`11"
Laundry	Main	3`9" x 7`10"	4pc Bathroom	Main	4`11" x 8`6"
4pc Ensuite bath	Main	4`11" x 7`8"	Balcony	Main	7`6" x 11`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$464

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0715944

Remarks

Pub Rmks: **Welcome to this exclusive top-floor condo unit in the highly sought-after community of Panorama Hills! This move-in ready home offers 844 sq ft of bright, modern living space with an open floor plan that enhances the flow throughout. The kitchen is a chef's delight, featuring BRAND NEW stainless steel appliances, a vented hood fan, sleek flat-panel cabinetry, ample storage, and newly updated countertops with a raised eating bar seamlessly connecting to the dining area. The spacious living room is warmed by a cozy corner fireplace, while the floor-to-ceiling sliding glass door leads to a covered patio, offering stunning east-facing views—perfect for your morning coffee. The two bedrooms are ideally positioned on opposite sides of the unit for maximum privacy. The primary bedroom boasts a walk-through closet and private 4-piece ensuite, while the second bedroom is perfect for guests, children, or a home office. Additional features include a large laundry area with extra storage space and an assigned parking stall, plus ample visitor parking. Panorama Pointe is a well-maintained, professionally managed building with beautifully landscaped grounds, offering stress-free, low-maintenance living. With all utilities covered in the condo fees—heat, water, electricity, and community HOA—you can enjoy affordable living without the hassle. Located just minutes from a variety of shops, restaurants, and services, including Beacon Hill, Creekside Shopping Centre, Country Hills amenities - VIVO Recreation Centre, and Landmark Theatres, you'll have everything you need at your fingertips. Plus, CrossIron Mills is only a short drive away for all your retail needs. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, this condo offers the perfect blend of comfort and convenience. This is affordable urban living at its finest - yours to call home!**

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

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









