



THE
A-TEAM

**RE/MAX
FIRST**

22 PANATELLA Road #301, Calgary T3K 0V4

MLS® #: **A2179047**

Area: **Panorama Hills**

Listing Date: **11/30/24**

List Price: **\$278,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **795**
Low Sqft:
Ttl Sqft: **795**

DOM

53

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,High Ceilings,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`10" x 9`3"	Bedroom - Primary	Main	13`1" x 9`10"
Living/Dining Room Combination	Main	16`10" x 14`0"	4pc Ensuite bath	Main	7`10" x 5`6"
4pc Bathroom	Main	7`10" x 5`6"	Bedroom	Main	10`9" x 8`11"
Storage	Main	4`7" x 5`5"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$647

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1110960

Remarks

Pub Rmks: **Welcome to your new home in prestigious Panorama Hills! This spacious TOP FLOOR, 2 bedroom, 2 bath condo offers a perfect blend of comfort and convenience, ideal for both first-time home buyers and savvy investors alike. Outdoor enthusiasts will love the spray park, sports courts, playground, ice skating rink, and more, at the Panorama Community Centre; you'll find everything you need for a fulfilling lifestyle! Step inside to discover an open and inviting living space adorned with ample natural light and in-suite storage to provide extra storage and organization. The well-appointed kitchen boasts modern appliances, a kitchen island with breakfast bar, plenty of cabinet space, and a convenient pantry for extra storage! The kitchen seamlessly flows into the dining area, perfect for hosting intimate gatherings or enjoying everyday meals. The relaxing living room opens up to a south facing balcony, ideal for soaking in the pleasant summer breeze. Retreat to your spacious master bedroom, with walk through closet offering ample space for your wardrobe essentials and a private 4pc ensuite. The second bedroom offers ample space for a guest room or home office! Convenience is paramount with a secure titled heated underground parking spot ensuring peace of mind and a storage locker right in front of your parking spot! Whether you're a first-time home buyer or a savvy investor seeking to expand your portfolio (tenants are willing to stay), this condo presents an opportunity to own a piece of real estate for less than what you would pay in rent! Stop renting and seize the opportunity to make this condo your own and experience what Panorama Hills has to offer!**

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

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











