



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #4115, Calgary T3K 0M1

MLS® #: **A2179588**

Area: **Panorama Hills**

Listing Date: **11/15/24**

List Price: **\$296,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **756**
Low Sqft:
Ttl Sqft: **756**

DOM

6

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 8`6"
4pc Bathroom	Main	8`2" x 4`11"
Living Room	Main	12`8" x 11`4"
4pc Ensuite bath	Main	7`5" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`11" x 9`10"
Bedroom	Main	12`2" x 9`3"
Dining Room	Main	11`4" x 5`9"
Den	Main	7`11" x 6`3"

Legal/Tax/Financial

Condo Fee:
\$412

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0811056**

Remarks

Pub Rmks: **ALL utilities are included in the monthly condo fee. Welcome to this 2 bed 2 bath unit in Panorama Pointe! Upon entry, you'll enjoy the spacious open concept floor plan for cozy living. 2023 updates including laminate flooring and painting giving the unit a well appointed warm touch. The kitchen offers plenty of maple cabinetry, counter space and a new dishwasher replaced in 2023. The dinning area is spacious and accommodating for entertaining or a quiet dinner. Both bedrooms are strategically appointed on either side of the unit with their own 4pc bath. The bright living room is the perfect place to relax in, adjacent to the patio doors for easy access onto the balcony. You will appreciate the convenience of in suite Washer & Dryer. Close to all amenities: shopping, schools, parks, golfing, clubhouse, Stoney Trail, Deerfoot Trail, Airport and so much more. Make it yours before Christmas & New Year season.**

Inclusions:
Property Listed By: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Century 21 Bravo Realty**

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





