

**70 PANAMOUNT Drive #2207, Calgary T3K 5Z1**

MLS® #: **A2179723**      Area: **Panorama Hills**      Listing Date: **11/18/24**      List Price: **\$325,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$14k, 22-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **938**  
 Low Sqft:  
 Ttl Sqft: **938**

**Titled, Underground**

DOM

**112**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 9`6"	Kitchen	Main	8`0" x 8`1"
Living Room	Main	14`10" x 17`9"	4pc Bathroom	Main	7`9" x 4`11"
Dining Room	Main	11`8" x 9`8"	Den	Main	12`9" x 11`2"
4pc Ensuite bath	Main	4`11" x 7`8"	Bedroom - Primary	Main	11`0" x 11`11"

Legal/Tax/Financial

Condo Fee: **\$680**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0311970**

Remarks

Pub Rmks: **Welcome to 70 Paramount Drive, a beautifully updated CORNER UNIT condo in the heart of Panorama Hills! This spacious 2-bedroom, 2-bathroom unit also features a den, making it a perfect fit for professionals, small families, or downsizers. Freshly enhanced with a brand-new Stainless Steel DISHWASHER, STOVE, FRIDGE, HOOD-FAN, paint, and flooring, this corner-end unit offers an open-concept design and a cozy living room flooded with natural light, thanks to its prime positioning. Step out onto the large balcony, perfect for enjoying your morning coffee or unwinding after a long day. The master bedroom includes a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a den, and an in-suite laundry room complete the well-thought-out floor plan. Additionally, this property boasts the convenience of underground titled parking in a secure parkade. Located just minutes from shopping, restaurants, schools, public transit, and the local recreation center, this condo offers unparalleled accessibility and lifestyle perks. Out of town? not a problem, check out the virtual tour. Don't miss this fantastic opportunity, call today to book your private viewing!**

Inclusions:  
Property Listed By: **REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE  
Century 21 Bravo Realty**

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













