



THE
A-TEAM

**RE/MAX
FIRST**

70 PANAMOUNT DR NW #2207, Calgary T3K 5Z1

MLS®#: **A2179723** Area: **Panorama Hills** Listing Date: **11/18/24** List Price: **\$339,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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

DOM

33
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: **Titled, Underground**

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: **\$654** 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 brand-new 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









