



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: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 22-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **938**
Low Sqft:
Ttl Sqft: **938**

DOM

75
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: **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









