



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 PANATELLA Street #1109, Calgary T3K 0M4**

MLS® #: **A2179769**

Area: **Panorama Hills**

Listing Date: **11/18/24**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area  
Abv Sqft: **846**  
Low Sqft:  
Ttl Sqft: **846**

DOM

**65**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar: **49,998 sqft**  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped,Level**  
Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`3" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`1" x 5`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>15`4" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$533

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0813117

Remarks

Pub Rmks: **This spacious 2 bedroom condo is completely renovated from top to bottom with over \$40,000 in renovations featuring brand new luxury vinyl plank, freshly painted walls, doors and trims, new lighting, new plumbing faucets and sinks in the kitchen and bathroom. The condo comes with titled heated underground parking (most of the other units have surface stalls) and is located in the incredibly popular neighbourhood of Panorama Hills. The open floor plan and high end renovations makes the unit bright and contemporary. The family-sized kitchen features a raised eating bar and designer gleaming white cabinets and quartz countertops with an abundance of cabinet space. The generously sized living room and dining area features wide luxury vinyl plank. In addition, the in-suite laundry room has a full-sized stacked washer and dryer and space for storage. The sliding patio doors open out to large patio area. Walk your groceries right up to your own unit or use your patio as your own personal front door. Convenient access for pet owners and seniors! Condo fees include all utilities - water, heat and electricity!**

Inclusions: N/A  
Property Listed By: CIR Realty

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





