



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 PANAMOUNT Drive #9118, Calgary T3K6K6**

MLS® #: **A2180176**      Area: **Panorama Hills**      Listing Date: **11/20/24**      List Price: **\$259,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **578**  
 Low Sqft:  
 Ttl Sqft: **578**

**Titled, Underground**

DOM

**31**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar, No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 4`4"	Kitchen	Main	8`5" x 9`0"
Laundry	Main	3`9" x 3`0"	4pc Bathroom	Main	7`10" x 4`11"
Dining Room	Main	8`8" x 7`11"	Living Room	Main	16`0" x 11`10"
Bedroom - Primary	Main	11`2" x 10`11"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$503**

**Fee Simple**

**M-C1**

Fee Freq:

**Monthly**

Legal Desc: **0513544**

Remarks

Pub Rmks: **Welcome to this warm and inviting main floor one bedroom apartment with everything you need including endless nearby amenities and quick access to all major roadways. As you enter the property you are greeted with an open and spacious entry way with a functional kitchen on your right and a Jack and Jill bathroom on the left. The living area is cozy and inviting with a gas fireplace for those cold winter nights and a patio door to your balcony with a gas outlet for all those summer barbeques. The bedroom features a walk thru closet with plenty of space leading to the 4 piece bathroom. The property comes with one titled parking stall (flooring in parkade was recently redone) and a spacious assigned storage locker. As an added bonus all utilities are included in the condo fees! Perfect for first time buyers and investors. Call now to book your showing!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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





