



THE
A-TEAM

**RE/MAX
FIRST**

130 PANATELLA Street #1117, Calgary T3K0Y6

MLS® #: **A2182490**

Area: **Panorama Hills**

Listing Date: **12/06/24**

List Price: **\$229,900**

Status: **Pending**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **531**
Low Sqft:
Ttl Sqft: **531**

DOM

46
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Lighting,Private Entrance**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 9`2"	Kitchen	Main	7`9" x 9`2"
Dining Room	Main	11`7" x 5`11"	Bedroom - Primary	Main	9`3" x 10`8"
Living Room	Main	11`7" x 10`0"	Walk-In Closet	Main	7`3" x 5`8"
4pc Bathroom	Main	4`11" x 8`6"	Laundry	Main	3`1" x 2`10"
Balcony	Main	12`8" x 5`7"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$340

Fee Simple
Fee Freq:
Monthly

M-2

Legal Desc: 1412097

Remarks

Pub Rmks: *** #1117-130 Panatella ST NW *** Very convenient location , easy access to Stoney TR , walk to Tim Horton , Sobey's or restaurants , walk to school and playground . This lovely one bedroom apartment offers favorable layout with an open-concept floor plan , functional kitchen with dark colour ample cabinetry , U shape counter top , South facing bright living room and bedroom , A 4 pc cheater bathroom provides convenience with access from the bedroom and the main living area , roomy balcony with natural gas line . Brand new stove and washer . Titled outdoor parking stall #58 and a separate storage area in P1 . Well run complex with low condo fee . Perfect for investors or first time buyers . Won' last , call your agent today !

Inclusions: N/A
Property Listed By: First Place Realty

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





