



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 PANAMOUNT Drive #2111, Calgary T3K5Z7**

MLS® #: **A2183547**      Area: **Panorama Hills**      Listing Date: **12/20/24**      List Price: **\$317,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **830**  
 Low Sqft:  
 Ttl Sqft: **830**

**Parkade, Underground**

DOM

**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Playground**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **No Animal Home, No Smoking Home, Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 10`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 10`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 10`2"</b>
<b>Den</b>	<b>Main</b>	<b>11`1" x 5`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$610**      Title: **Fee Simple**      Zoning: **M-C1**

Legal Desc: 0311970

Fee Freq:  
Monthly

Remarks

Pub Rmks: **Welcome to the prestigious Panamount Place! This ground level condo is ideal and convenient for any pet owner who wants easy access to green grass and a patio for entertaining family and friends. You won't be disappointed with the spacious layout of this 2 bedroom, 2 bath unit, including a generous sized den. Other attractive features include a cozy corner gas fireplace, New kitchen cabinets, fresh paint throughout, new high end laminate flooring, new carpets in the bedrooms, in-suite laundry and underground heated parking with a large private locker for extra storage! Brand new stove! ALL UTILITIES ARE INCLUDED in your condo fees (Heat, Electricity and water). Built in gas connection for the BBQ. Within walking distance to Superstore, Landmark, Home depot, Canadian Tire and several shops and restaurants, and only 20 minutes to downtown with easy access to transit. Main bus depot is nearby. Since this is a side unit, you may have plenty of street side visitors parking.**

Inclusions: **None**  
Property Listed By: **First Place Realty**

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







