



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #4120, Calgary T3K 0M4

MLS® #: **A2184549**

Area: **Panorama Hills**

Listing Date: **12/29/24**

List Price: **\$278,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **754**
Low Sqft:
Ttl Sqft: **754**

DOM

23
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Concrete, Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8' 3" x 5' 0"
Bedroom	Main	9' 3" x 12' 4"
Kitchen	Main	8' 0" x 8' 4"
Office	Main	8' 0" x 6' 4"

Room	Level	Dimensions
4pc Ensuite bath	Main	7' 8" x 5' 1"
Dining Room	Main	11' 4" x 7' 0"
Living Room	Main	11' 4" x 11' 5"
Bedroom - Primary	Main	9' 11" x 11' 11"

Legal/Tax/Financial

Condo Fee:
\$431

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0811056**

Remarks

Pub Rmks: **Whether you're looking for a great investment or your next home, this cozy 2-bedroom, 2-bathroom plus DEN condo in Panorama Hills is worth a look! The open-concept layout makes the space feel bright and welcoming, while the two generously sized bedrooms offer plenty of room to relax. The primary bedroom features a walk-in closet and a private en-suite—your own little retreat. This unit also comes with en-suite laundry (so convenient!) and an assigned parking spot. Plus, the condo fees cover all utilities: water, sewer, gas, and electricity—one less thing to worry about! Panorama Hills is a fantastic place to live, with great schools, parks, shopping, and amenities nearby. It's also super accessible with easy connections to major roads. Ready to see it for yourself? Virtual tour available! Let's make this your new home.**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

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











4120-60 Panatella St NW, Calgary, AB

Main Floor Interior Area 754.32 sq ft



PREPARED: 2024/12/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.