

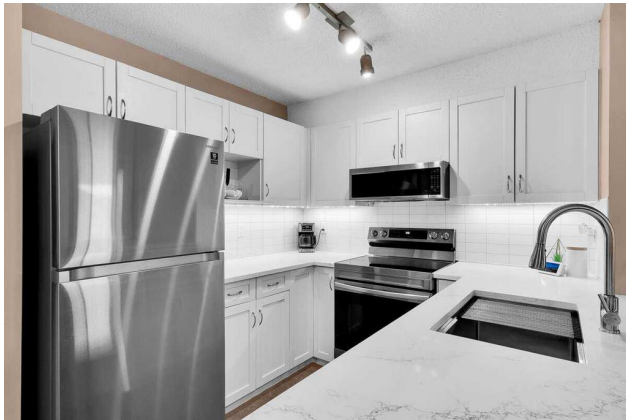


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**70 PANAMOUNT Drive #4205, Calgary T3K 5Z1**

MLS®#: **A2188245**      Area: **Panorama Hills**      Listing Date: **01/16/25**      List Price: **\$319,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **830**  
 Low Sqft:  
 Ttl Sqft: **830**

DOM

**6**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Storage**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 10`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`5" x 5`1"</b>	<b>Den</b>	<b>Main</b>	<b>11`0" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`9" x 3`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`6" x 3`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`7" x 5`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$610**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0410413**

Remarks

Pub Rmks: **For more information, please click Brochure button. Welcome to this beautifully maintained, owner-occupied 2-bedroom + den, 2-bathroom condo in one of Calgary's most sought-after communities. With modern upgrades, thoughtful design, and an unbeatable location, this home has everything you need to live in comfort and style. Step into the bright and spacious open-concept living area, where the fully updated kitchen steals the show. Featuring extended granite countertops, sleek stainless steel appliances, deep stainless steel sink and ample cabinetry, this space is perfect for everything from casual meals to entertaining guests. Both bathrooms are finished with elegant granite countertops, with the primary bedroom offering a walk-in closet and a private ensuite - your personal retreat after a long day. One of the standout features is the rare oversized corner underground heated parking spot, paired with a generously sized, dedicated storage unit - plenty of room for all your belongings! Additional highlights include: All utilities included in the condo fee (heat, electricity, water, etc.), new light fixtures, built-in gas connection on the balcony, perfect for barbecuing and ample visitor parking around the building. Situated in the vibrant Panorama community, this condo is within walking distance of schools, a transit hub, and a variety of shopping and dining options. Plus, with quick access to Stoney Trail and Deerfoot Trail, commuting across Calgary is effortless. This stylish, move-in-ready condo is the perfect place to call home. Don't miss this incredible opportunity!**

Inclusions: n/a  
Property Listed By: **Easy List Realty**

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

