



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #1105, Calgary T3K 0M1

MLS® #: **A2190431**

Area: **Panorama Hills**

Listing Date: **01/28/25**

List Price: **\$309,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 03-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall, Underground**

Finished Floor Area

Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

DOM

68
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 10`0"	Dining Room	Main	10`5" x 8`9"
Kitchen	Main	10`10" x 7`4"	Den	Main	8`4" x 6`3"
Bedroom - Primary	Main	10`11" x 10`7"	Bedroom	Main	10`1" x 9`5"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$562

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **0813117**

Remarks

Pub Rmks: **Home Sweet Home! Welcome to this freshly painted 2 Bedrooms + Den, 2 Bathrooms Apartment in the sought-after community of Panorama Hills. Featuring new light fixtures and brand-new quartz countertops in the Kitchen and Bathrooms, this home is move-in ready with a modern touch! The open floorplan enhances the flow throughout the unit. The Kitchen includes a raised eating bar and seamlessly connects to the Dining area. The spacious Living room is highlighted by a floor-to-ceiling glass sliding door that opens to the patio. A larger Den near the entrance is ideal for a home office or additional storage. The Primary Bedroom includes a 4 pc Ensuite and a walk-through closet. An additional generously sized Bedroom, a 4 pc Bath, and a Laundry area complete this home. This unit also includes a Titled and heated underground parking space. The condo fees include all utilities - electricity, heat and water! Enjoy the convenience of walking to schools, supermarkets, and restaurants. The location is close to amenities such as Cardel Place, a movie theatre, golf courses, T&T Market, Save On Foods and public transportation, with easy access to Stoney Trail. Great for first time buyer or investment property.**

Inclusions:
Property Listed By: **N/A
Jessica Chan Real Estate & Management Inc.**

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







