



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 PANATELLA Street #3105, Calgary T3K 0M1**

MLS® #: **A2196416**      Area: **Panorama Hills**      Listing Date: **02/21/25**      List Price: **\$289,000**  
 Status: **Active**      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: **Landscaped,Other**  
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **846**  
 Low Sqft:  
 Ttl Sqft: **846**

DOM

**43**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Electric**  
 Sewer:  
 Ext Feat: **Rain Gutters**

Construction: **Mixed,Stone,Stucco**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Laminate Counters,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Other</b>	<b>Main</b>	<b>4`5" x 8`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`8" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 12`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 12`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 6`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$485**

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

Zoning:  
**DC**

Legal Desc: **0715944**

Remarks

Pub Rmks: **For more information, please click Brochure button. Discover the perfect blend of comfort, convenience, and exceptional value in this freshly updated 2-bedroom, 1-bathroom main-floor condo in the heart of Panorama Hills. Featuring brand-new carpet, fresh paint, and a thoughtfully designed layout, this move-in-ready home offers a spacious living area and the added bonus of your own laundry room. The open-concept design creates a bright and inviting space, perfect for both relaxing and entertaining. Located in a vibrant Northwest Calgary community, this unit is just steps from shopping, dining, parks, and transit, with quick access to Stoney Trail for effortless commuting. Plus, the affordable condo fee includes all utilities - even electricity, making this an incredible price and value in today's market. Whether you're a first-time buyer, investor, or downsizer, this is a rare opportunity to own a stylish, low-maintenance home in a fantastic location.**

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

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







