



THE
A-TEAM

**RE/MAX
FIRST**

130 PANATELLA Street #2406, Calgary T3K 0Y6

MLS® #: **A2196899**

Area: **Panorama Hills**

Listing Date: **02/26/25**

List Price: **\$258,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **531**
Low Sqft:
Ttl Sqft: **531**

DOM

0

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Outside,Owned,Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,None**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`8" x 9`3"	4pc Ensuite bath	Main	7`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$340

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

Zoning: **M-2**

Legal Desc:

1312763

Remarks

Pub Rmks:

CONVENIENT LOCATION!! Discover the charm of this beautifully upgraded one-bedroom, one-bathroom condo located in the sought-after Panorama Hills neighborhood. This well-maintained **TURNKEY** property, boasting **NEW LUXURY VINYL FLOORING** and **FRESH PAINT** throughout, offering a modern and stylish living space that's ready for you to move in. Situated on the **TOP FLOOR**, this unit benefits from the impressive **9-FOOT CEILING** (only available on the top floor), and an abundance of natural light, creating a spacious and airy atmosphere. Other key features include: contemporary kitchen cabinets, stainless steel appliances, in-unit laundry, walkthrough closet and walk-in shower. Step out onto the balcony, where a gas outlet awaits for year round BBQs. A **TITLED** surface parking stall is included with this unit and conveniently located close to the building entrance. An assigned indoor storage locker allows you to tuck away seasonal items. This **WELL-MAINTAINED** unit is nestled in a prime location, with convenient access to a variety of amenities including shopping centers, supermarkets, restaurants, schools, parks, and other businesses. Commuting is a breeze with easy access to major roads. Whether you're a first-time homebuyer or an investor, this condo is an exceptional find!

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

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









