

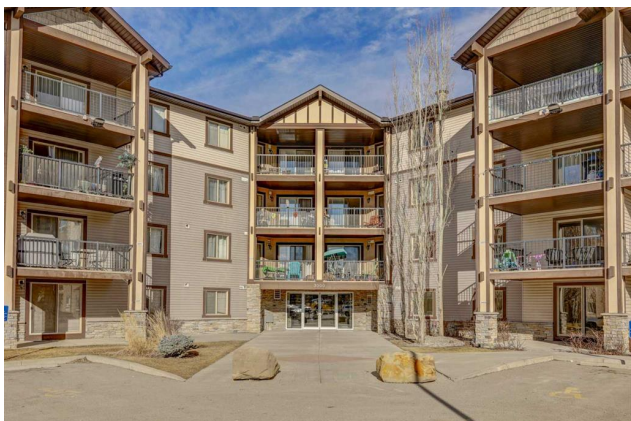


THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #3120, Calgary T3K 0M3

MLS® #: **A2197942** Area: **Panorama Hills** Listing Date: **03/04/25** List Price: **\$309,000**
 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:

Finished Floor Area
 Abv Sqft: **746**
 Low Sqft:
 Ttl Sqft: **746**

DOM

33
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 7`6"	4pc Ensuite bath	Main	7`6" x 4`11"
Bedroom	Main	9`2" x 12`0"	Foyer	Main	5`11" x 3`10"
Kitchen	Main	11`0" x 7`4"	Living Room	Main	11`2" x 19`3"
Laundry	Main	2`10" x 3`3"	Den	Second	8`2" x 6`2"
Bedroom - Primary	Main	9`10" x 11`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$431

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0715944

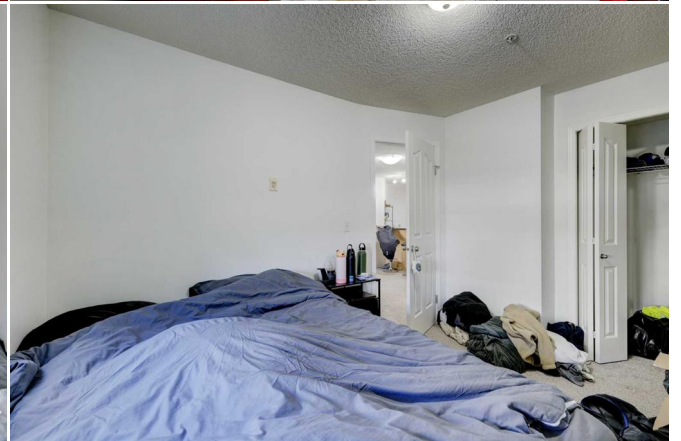
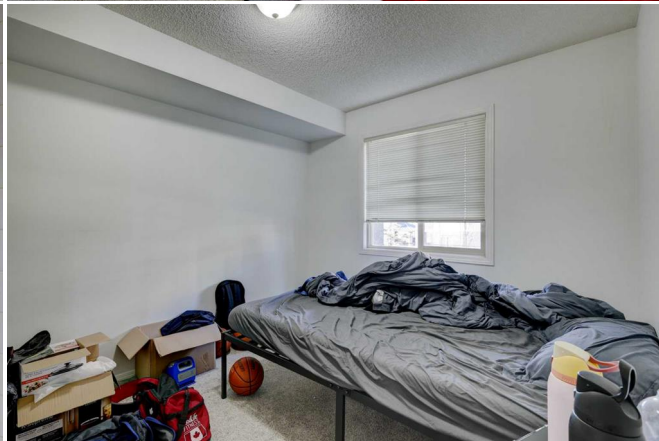
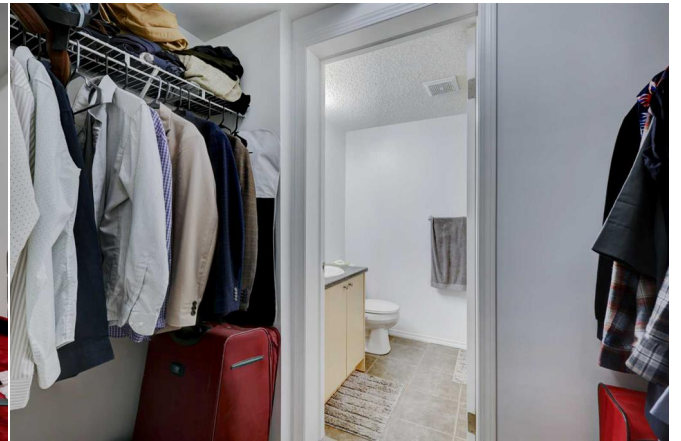
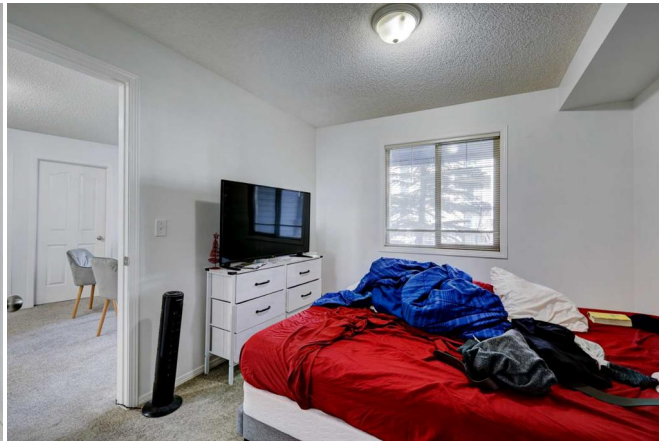
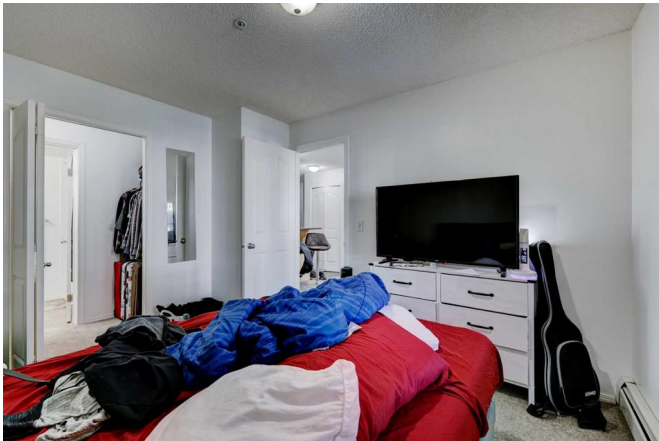
Remarks

Pub Rmks: **Welcome to Panorama Pointe, a beautifully designed condo offering both comfort and convenience in the heart of Panorama Hills. This main-floor 2-bedroom + den, 2-bathroom unit features an open concept floor plan and walk out porch, perfect for first-time buyers, investors, or those looking to downsize. The thoughtfully designed layout places the two bedrooms on opposite sides of the unit, ensuring privacy and functionality. The modern kitchen includes a breakfast bar and a full black appliance package, flowing into the open-concept living and dining area. A walk-through closet in the spacious primary bedroom leads to a private 4-piece ensuite. The versatile den provides the perfect space for a home office or additional storage, while the convenience of in-suite laundry adds to the ease of everyday living. Step outside to enjoy a private 10x7 covered patio, perfect for morning coffee or evening relaxation. This unit also includes an assigned parking space for added convenience. Situated just steps from shopping, restaurants, schools, parks, transit, and a golf course, this location offers everything you need right at your doorstep. Don't miss this incredible opportunity**

Inclusions: n/a
Property Listed By: **ROYAL LEPAGE SOLUTIONS**

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







3120-60 Panatella St NW, Calgary, AB

Main Floor 1100' x 900' x 140.12 sq ft



PREPARED: 20250207



While figures are included from the floor area in CADLINE, floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.