



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Street #2120, Calgary T3K 0M2

MLS® #: **A2203450**

Area: **Panorama Hills**

Listing Date: **03/20/25**

List Price: **\$329,900**

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: **850**
Low Sqft:
Ttl Sqft: **850**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Hot Water**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`4" x 8`2"	Living Room	Main	13`2" x 11`11"
Dining Room	Main	10`1" x 9`3"	Laundry	Main	3`3" x 3`1"
Bedroom - Primary	Main	11`2" x 10`8"	Bedroom	Main	10`1" x 9`7"
Den	Main	8`5" x 7`11"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$557

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

0815604

Remarks

Pub Rmks:

****AMAZING PRICE on this RARE OPPORTUNITY to own a Great Condo that BACKS ONTO SOUTH FACING GREENSPACE and has an OVERSIZED PATIO extending the Full Width of the Condo! This 2 BEDROOMS PLUS DEN Condo also has TITLED UNDERGROUND PARKING. When you arrive, you will notice the Newer Laminate Flooring and the Den off the Foyer which can be used as an Office space, second Living Room, or for Storage. The Kitchen has Upgraded Appliances including a DUAL CONVECTION OVEN perfect for baking, and the Dining area can hold a larger table. The spacious Living Room can hold Larger Furniture and has the patio access. The Primary Bedroom currently has a Queen Bed with lots of room around it for additional furniture, includes the TV and Wall Mount, has a walk through closet to the 4 Pc Ensuite that has Luxury Vinyl Plank Flooring. The second Bedroom can also hold a Queen Bed and has the Main 4 Pc Bath right beside it. *CONDO FEES INCLUDE ALL UTILITIES - you pay for internet and cable. This Complex is walking distance to grocery, shopping, dining, and has quick access to Stoney Trail. Book your showing, and let's make this your new home.**

Inclusions:

TV and Wall Mount in Primary Bedroom, Attached Wall Shelves in Den and Primary Bedroom

Property Listed By:

RE/MAX Rocky View Real Estate

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





