



THE
A-TEAM

**RE/MAX
FIRST**

60 PANATELLA Landing #203, Calgary T3K 0K8

MLS® #: **A2205238**

Area: **Panorama Hills**

Listing Date: **03/27/25**

List Price: **\$320,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2008

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

906

Low Sqft:

Ttl Sqft:

906

DOM

23

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Bungalow

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped

Assigned,Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Tankless Hot Water,Vaulted Ceiling(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$215		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	0813754				

Remarks

Pub Rmks:

Welcome to #203, 60 Panatella Landing NW. This upper-level 2-bedroom townhouse offers vaulted ceilings, big windows, and a bright open layout with no one living above you. As you enter, you're greeted by a private front entrance that leads upstairs into the main living space, featuring a spacious living room, dining area, and kitchen with a functional layout and raised breakfast bar. The vaulted ceilings enhance the sense of space, complemented by a convenient storage compartment built into the wall under the highest point—ideal for storing seasonal items or extras. Down the hall, you'll find two bedrooms, a 4-piece bathroom, and a laundry room. The unit includes a private balcony with open views and an assigned parking stall just outside. Located in Panorama Hills, you're surrounded by schools, parks, and walking paths. Everyday essentials are just steps away at the Gates of Panorama Hills shopping center, which offers groceries, gas, coffee shops, banks, and more. Additionally, you're only minutes from Country Hills Shopping Centre, featuring a variety of restaurants, gyms, and other services. This is a practical and affordable home in a well-established Northwest community.

Inclusions:

N/A

Property Listed By:

Real Broker

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





