



GRASSROOTS
REALTY GROUP

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4113, 60 Panatella Street NW
Calgary, Alberta

MLS # A2214801



\$285,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions:	None
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Welcome to this well-appointed 2-bedroom, 2-bathroom condo in the heart of Panorama, a perfect opportunity for first-time buyers or savvy investors. Private Back Door Access & Skip the common areas! Direct entry from the patio makes coming and going a breeze. This unit combines comfort, convenience, and value. Open Floor Plan & Bright and functional layout with a spacious kitchen and direct access to your private patio, perfect for morning coffee or evening relaxation. Primary Bedroom Suite & Features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is spacious, and the den offers extra room for guests, work, or a potential third bedroom setup, with a second 4-piece bathroom conveniently located just outside the door. In-Suite Laundry & A must-have for easy, everyday living. Condo Fees Include Heat, Water & Electricity & Great value and fewer bills to worry about. All this in a well-maintained building close to parks, shopping, transit, and major routes. The Panorama Hills Community Centre consists of a two-floor indoor facility, The fully fenced private park space comes complete with a cascading waterfall, water spray park, children's play structure, three basketball courts, multi-use sport court, paved walking path, three gazebos, outdoor fitness equipment Don't miss out&this is your chance to own a fantastic home in a great community!