



**GRASSROOTS**  
REALTY GROUP

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1107, 60 panatella Street  
Calgary, Alberta

MLS # A2228256



**\$330,000**

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Tile, Vinyl
Roof:	-
Basement:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 557
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Spacious 2 Bed + Den | 2 Bath Condo with In-Suite Laundry & Underground Parking & Prime Location! Welcome to this bright and spacious 850 sq ft condo offering 2 bedrooms, 2 full bathrooms, a versatile den/home office, and the convenience of in-suite laundry. This well-laid-out unit features a modern open-concept design, perfect for entertaining or relaxing in comfort. The property includes a titled underground parking stall, ideal for year-round peace of mind. Situated in a sought-after, family-friendly community, this home is just minutes from Stoney Trail, providing quick access to major routes, shopping, dining, and downtown. You're steps away from transit, parks, schools, grocery stores, fitness centers, and walking trails&mdash;everything you need is right at your doorstep! This unit is currently tenanted, offering an excellent turn-key investment opportunity or a chance for first-time buyers to enter the market with rental income already in place. Don&rsquo;t miss out on this affordable, well-maintained condo in a highly desirable location. Priced to sell !