

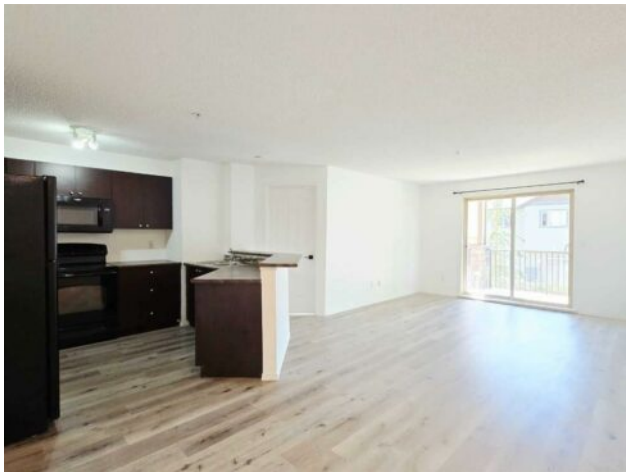


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2218, 60 Panatella Street NW
Calgary, Alberta

MLS # A2236961



\$315,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 592
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Storage, Vinyl Windows		

Inclusions:	NA
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Rare to find a unit that includes TWO parking space—one assigned outdoor and one titled underground—along with a spacious 2-bedroom, 2-bath layout. Featuring newly installed vinyl plank flooring, this unit offers an open floor plan with bedrooms on opposite sides for added privacy, a generous living room in the center, and a functional kitchen with a breakfast bar that flows into a roomy dining area. The primary bedroom includes a walk-through closet leading to a 4pcs ensuite, while the large laundry room comes equipped with a new washer and dryer plus extra storage space. Enjoy outdoor living on the oversized balcony, and take advantage of a bonus storage room conveniently located in front of the underground parking stall. Ideally situated close to public transit, shopping, parks, playgrounds, and schools, this home offers outstanding value and convenience.