



**1210, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2237850**



**\$350,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 664
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Electric Fireplace Mantel, Portable AC

Welcome to Panorama Pointe at 60 Panatella Street NW &mdash; a bright and stylish 3-bedroom, 2-bathroom condo offering comfort, convenience, and an unbeatable location in one of Calgary's most sought-after communities. This well-maintained unit features an open-concept layout with a spacious living and dining area, perfect for entertaining or relaxing. The kitchen comes complete with modern cabinetry, a brand-new dishwasher, and a breakfast bar. The primary bedroom includes a walk-through closet and private ensuite, while the second and third bedrooms are thoughtfully placed for privacy&mdash;ideal for kids, guests, or a home office. Recent updates include new laminate flooring throughout, a new washer and dryer, and a new dishwasher, adding fresh comfort and style. Step outside to a large, quiet east-facing deck that backs onto green space&mdash;an ideal spot to enjoy your morning coffee or host gatherings with added peace, privacy, and natural surroundings. You'll also appreciate the convenience of in-suite laundry, titled underground parking, and condo fees that include heat and electricity for added ease and savings. Situated just steps from parks, schools, shopping, and transit&mdash;with quick access to Stoney Trail, less than 15 minutes to the airport, 20 minutes to downtown Calgary, and only 1 hour to Canmore and the Rocky Mountains&mdash;this home offers exceptional value and unbeatable connectivity. Whether you're a first-time buyer, downsizer, or investor &mdash; don't miss this fantastic opportunity in Panorama Hills. Contact your agent today to book a private showing!