



**GRASSROOTS**  
REALTY GROUP

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**4217, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2240246**



**\$299,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this bright and spacious 2 Bedroom, 2 Bathroom corner unit offering 908 sq ft of stylish living in the heart of Panorama Hills. This end unit is bathed in natural light and features vinyl plank flooring, a cozy gas fireplace, and a generous open-concept layout ideal for comfortable and modern living. The well-appointed Kitchen boasts a pantry and ample cabinetry. Spacious Living and Dining Room, and Patio doors to your private balcony &mdash; perfect for morning coffee or evening relaxation. The Primary Bedroom offers a walk-in closet and a private 4-piece Ensuite. Second bedroom is on the other side of the unit that gives a good privacy for roommate, and second bathroom close to it. This unit includes 1 assigned parking stall and ALL utilities covered in the condo fees &mdash; electricity, heat, water, and more! Enjoy unbeatable access to nearby amenities like schools, playgrounds, Save-On-Foods, T&T Market, restaurants, Vivo Centre, and more, with easy routes to Stoney Trail and public transit. Whether you're a first-time buyer or investor, this move-in-ready gem offers unbeatable value and location in a well-managed building. Don't miss it!