



GRASSROOTS
REALTY GROUP

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**3418, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2240850



\$279,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	745 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

PRICE ADJUSTMENT! MOTIVATED SELLER! Welcome to this immaculate 2-bedroom (plus a den!), 2-bathroom condo in the heart of Panorama Hills! This unit combines style, comfort, convenience, and value. Featuring a bright and open layout, this unit boasts a functional kitchen, direct access to your private patio, a primary bedroom featuring a walk-through closet and a private 4-piece ensuite, a spacious second bedroom, another 4 piece bathroom and a den that offers extra room for formal dining, office, or a potential third bedroom setup. In-suite laundry provides a must-have for easy, everyday living. Condo fees include heat, water & electricity providing great value and fewer bills to worry about. All this in a well-maintained building close to parks, shopping, transit, and major routes. Stoney Trail, Deerfoot Trail and North Pointe Bus Terminal just minutes away. 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, tennis court and outdoor fitness equipment. Don't miss out—this is your chance to own a fantastic home in a great community!