



GRASSROOTS
REALTY GROUP

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

**1201, 70 Paramount Drive NW
Calgary, Alberta**

MLS # A2241340



\$320,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Electric, Fireplace(s), Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 680

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: N/A

Welcome to this beautifully refreshed CORNER UNIT in the heart of Panorama Hills. Offering 2 bedrooms, 2 full bathrooms, and a versatile den area, this is the largest floor plan in the complex—and it shows in all the right ways! For many years this unit was used only occasionally for business travel, this one-owner home is in immaculate condition. In 2024, the unit received a complete refresh, including full paint, all flooring throughout including upgraded carpeting and underlay. Enjoy new washer/dryer, new stove, updated toilets, and stylish ceiling fans in both bedrooms. The layout is ideal for privacy and comfort. The primary suite features a walk-through closet and 4-pc ensuite, while the second bedroom—with its own Jack-and-Jill access to the main bath—is tucked on the opposite side of the condo. Step outside onto your sunny east/south-facing wraparound balcony, complete with a gas line for your BBQ. Cozy up by the fireplace in the evenings or head out with ease thanks to quick access to Stoney Trail and Deerfoot Trail. Additional features include: Titled underground parking, private storage locker in front of the parking stall, and ALL UTILITIES INCLUDED in the condo fees (heat, electricity, water)!! LOCATION! This amazing condo is walking distance to everything you could need! Vivo Center, Landmark Theaters, express city transit to Airport, Downtown, and University, shopping, schools, parks, and so much more. This is a rare opportunity to own a spacious, turn-key unit in a well-managed complex. Don't miss it, call your favourite realtor to view today!