



GRASSROOTS
REALTY GROUP

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

4408, 60 Panatella Street NW
Calgary, Alberta

MLS # A2241656



\$289,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 843 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|-------------|--|
| Heating: | Baseboard |
| Floors: | Carpet, Ceramic Tile |
| Roof: | - |
| Basement: | - |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry |

| | |
|------------|-----------------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 480 |
| LLD: | - |
| Zoning: | DC (pre 1P2007) |
| Utilities: | - |

Inclusions: na

2 BED | 2 BATH | PARKING | CLOSE TO SCHOOLS | 840+ SQ FT | Discover this beautifully updated TOP FLOOR 2-bedroom + den, 2-bathroom unit with an ASSIGNED PARKING STALL located in the heart of Panorama Hills! Enjoy a bright, open-concept layout featuring a spacious kitchen, dining area, and living room that flows onto a large west-facing balcony—perfect for relaxing or entertaining with a view. Being on the top floor means no neighbors above, offering maximum peace and quiet, plus easy elevator access. Additional features include in-suite laundry, extra storage, and convenient parking. Located close to shopping, the airport, transit, golf, and parks, this unit offers an affordable, low-maintenance lifestyle. Enjoy the convenience of having SCHOOLS, shops, restaurants, and everyday essentials just steps from your door. The functional layout includes a spacious OPEN CONCEPT living area, a versatile den, and an outdoor parking stall. An ideal opportunity for first-time buyers, downsizers, or investors, don't miss out on affordable homeownership in a prime location!