



GRASSROOTS
REALTY GROUP

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

**2309, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2246443



\$299,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 840 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|-------------------------------|
| Heating: | Baseboard |
| Floors: | Laminate, Linoleum, Vinyl |
| Roof: | - |
| Basement: | - |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | - |
| Features: | High Ceilings, Open Floorplan |

| | |
|-------------------|-----------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 610 |
| LLD: | - |
| Zoning: | M-C1 d125 |
| Utilities: | - |

Inclusions: n/a

Welcome to unit 2309 at Panamont Place in Panorama Hills! This spacious 2 bedroom, 2 bathroom + den on the TOP FLOOR features an open floor plan with 9FT CEILINGS throughout. The kitchen offers maple cabinetry, tiled backsplash, raised breakfast bar, and plenty of counter space, with ample room for a dining area alongside. Over in the living room, there is a cozy fireplace with a sliding door to the patio which allows tons of natural light into the unit with the SW exposure. There are 2 bedrooms and 2 bathrooms, one on each side of the unit which includes the primary bedroom with a walk in closet and 4-piece ensuite. The additional versatile den could be used as a home office or simply used as additional storage. Additional highlights include NEW PAINT, AIR CONDITIONING, and updated lighting fixtures, covered balcony with natural gas hookup, full size in suite laundry, and titled underground heated parking with storage. Ideally located steps from transit, schools, shopping, restaurants, and the Vivo Recreation Centre, with quick access to Stoney Trail and Deerfoot. Condo fees cover heat, water, sewer, AND ELECTRICITY! Book a showing today!