



**GRASSROOTS**  
REALTY GROUP

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**3316, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2246908**



**\$279,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 853 sq.ft.                         | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Plug-In, Stall                     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Stone, Stucco, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 485

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

Welcome to this beautifully maintained two-bedroom, two-bathroom condo that offers exceptional value and convenience. Complete with an assigned parking stall and the added bonus of condo fees that include all utilities—heat, water, sewer, and electricity—this home is the perfect blend of comfort, style, and affordability. From the moment you step inside, you’ll notice the pride of ownership. The unit has been lovingly cared for by the same owner for over a decade. Numerous upgrades and thoughtful features make this home stand out. The bright, open-concept floor plan is thoughtfully designed, with the living room separating the two bedrooms, providing added privacy—ideal for roommates, guests, or a home office setup. The kitchen is both functional and stylish, offering ample cabinet and countertop space, a sleek new tile backsplash, and stainless steel appliances. A dedicated eating area easily accommodates a dining table, making it perfect for everyday meals or entertaining. The living room is flooded with natural light thanks to large patio doors that lead to an oversized covered balcony—perfect for morning coffee, evening relaxation, or hosting friends year-round. The spacious primary bedroom features a walk-through “his and hers” closet that leads to a private four-piece ensuite. The second bedroom is generously sized and situated conveniently near the second four-piece bathroom, making it ideal for guests or family members. Additional highlights include in-suite laundry and extra storage space for added convenience. The location is unbeatable—just steps from public transportation, shopping, restaurants, and everyday amenities. Whether you’re looking for your first home, downsizing, or seeking a great investment property, this condo checks all the boxes. Book your

showing today and experience the comfort and convenience this home has to offer!