



**GRASSROOTS**  
REALTY GROUP

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2211, 70 Panamont Drive NW  
Calgary, Alberta

MLS # A2257084



**\$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>     | 833 sq.ft.                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                      |                   |           |
|--------------------|----------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard            | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | \$ 610    |
| <b>Basement:</b>   | -                    | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Wood Frame           | <b>Zoning:</b>    | M-C1 d125 |
| <b>Foundation:</b> | -                    | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Quartz Counters      |                   |           |

**Inclusions:** none

Welcome to Panamont Place in Panorama Hills! Located in the heart of the family-friendly community of Panorama Hills, this bright and spacious 2-bedroom + den, 2-bath condo is perfect for first-time home buyers or savvy investors alike! Step into an open-concept living space featuring: Modern quartz countertops, Shaker-style cabinetry, Spacious living/dining area, Private balcony for fresh air and relaxation, Versatile den, used to be set up as a home office, In-suite laundry for added convenience. The generous primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is also roomy and ideal for guests, kids, or roommates. This unit also comes with titled underground parking, and affordable condo fees that include ALL utilities&mdash;making your monthly expenses stress-free! Recent renovations include: Fresh new paint throughout, Updated light fixtures for a modern touch. Panamont Place offers a prime location, close to shopping, grocery stores, schools, parks, a movie theatre, recreation centre, and public transit.