



GRASSROOTS
REALTY GROUP

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

9108, 70 Panamound Drive NW
Calgary, Alberta

MLS # A2258566



\$219,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl Plank

Roof: Asphalt

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 503

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: NA

Welcome to your next chapter of refined living in Panorama Hills. This is a property that perfectly combines practicality with a sense of modern style, offering a turn-key experience in a fantastic, walkable location. Upon entering, you are greeted by a space that feels both fresh and inviting. The entire unit has been updated with beautiful, wide-plank LVP flooring, creating a seamless, carpet-free flow from the living area through to the bedroom. The new paint throughout enhances the overall space making it move-in ready! The living area is a welcoming hub, defined by a large patio door that bathes the space in natural light and provides a beautiful connection to the outdoors. Step out onto your oversized private balcony, a truly valuable feature that gives you ample room for patio chairs and a BBQ—perfect for summer evenings. The bedroom offers a peaceful retreat with a walk-through closet leading to the 4pc bathroom. This unit is complete with in-suite laundry and titled underground parking including storage-providing all the space you need. Situated in a well-managed, pet-friendly building, this condo is an ideal choice for anyone seeking a convenient and low-maintenance lifestyle. Its prime location in Panorama Hills puts you just a short walk away from everything, from schools and public transit to shopping, dining, and the Vivo Recreation Centre. Book your private showing today and view the 3D virtual tour for a better look!