



GRASSROOTS
REALTY GROUP

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

1424, 60 Panatella Street NW
Calgary, Alberta

MLS # A2260845



\$299,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Asphalt, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: window coverings

Welcome to Panatella Pointe, one of the most convenient and desirable complexes in North Calgary! Just a 5-minute walk to schools, Panatella Central Green spaces, and a shopping plaza with Save-On-Foods, TD, Tim Hortons, and many other restaurants and stores. This exceptional 2 BEDROOM + 2 FULL BATH + DEN unit is located on the quiet TOP FLOOR. The SOUTH FACING WIDNOWS fill the home with abundant natural light. Enjoy the spacious open layout with the living room in the center and the two bedrooms on opposite sides for added privacy. The kitchen boasts plenty of oak cabinets, a breakfast bar, and opens into the dining area, which flows into the living room with a southeast view of the green space. The primary bedroom is generously sized and includes a walk-in closet and a 4-piece ensuite. The versatile den works perfectly as a home office or extra storage. Recent updates in the past three years include quartz countertops, modern faucets and backsplash, and newer laminate flooring. Additional features include IN-SUITE LAUNDRY and a TITLED & HEATED UNDERGROUND PARKING with A storage room conveniently located just behind it. With easy access to Stoney Trail and Deerfoot Trail, and close to VIVO Recreation Centre, this home offers both comfort and convenience. A wonderful home for all ages & Don't miss it!