



**GRASSROOTS**  
REALTY GROUP

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**2308, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2260993**



**\$304,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	901 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 592
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	App Activated Lightbulbs		

Must-haves included here: Bigger floor plan, 2 bedroom, 2 bathrooms, plus a Den, Indoor Titled parking, and West balcony for evening sun. The open concept between living room, dining room, and kitchen give you great space and flexibility. The den is a bonus suitable for an office, TV room, storage, or a small bed. There is stainless steel kitchen appliances, in-suite laundry space, and granite countertops in kitchen and bathrooms. Everything is easy keep. Upgrades include laminate flooring and Alexa-activated light bulbs (4-6). The underground/heated parking, and big covered balcony set this unit apart from others. This unit is quiet and safe at the outer west side of the site. The complex is well run and has a healthy reserve fund. Work completed on the building includes mechanical upgrades, and recent roofing replacement. Electricity, heating and water utility costs are covered in the condo fee. Walking distance are green spaces, multiple schools, and a shopping centre with Tim Hortons and Save On Foods. A little further are main roads, the future CTrain route, a major shopping centre, and Vivo recreation complex. Panorama Hills has a Community Centre with water features and other amenities. This home is a true balance of practical living and lifestyle. You do not want to miss this opportunity.