



GRASSROOTS
REALTY GROUP

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5308, 70 Panamound Drive NW
Calgary, Alberta

MLS # A2270098



\$328,800

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Opportunity Knocks! Discover this recently renovated TOP-FLOOR apartment offering 2 Bedrooms + Den, 2 Baths, and 831 sq. ft. of stylish living in Panorama Hills. Step inside to find updated luxury vinyl plank flooring and a 9-ft ceiling that enhances the open, airy feel. The bright Living Room features a large window and access to your private balcony with gas hookup, perfect for enjoying fresh air and outdoor cooking. The Kitchen stands out with brand-new stainless steel electric stove, fridge, and dishwasher, a newer tile backsplash, and quartz countertops with a raised eating bar. The Primary Bedroom offers comfort with a ceiling fan, walk-in closet and a 4-pc ensuite bath, while the second bedroom also includes a ceiling fan and easy access to another full bath. A versatile Den makes an ideal home office, and in-suite laundry adds convenience. Your condo fee covers all utilities—water, heat, gas, and electricity—plus a titled underground parking stall and an assigned storage unit. Visitor parking is conveniently located just outside the building. Walking distance to the bus terminal and Landmark Cinemas, and just minutes from Vivo Centre, supermarkets, and schools including Notre Dame High and St. Jerome Elementary. Move right in and enjoy the upgrades and unbeatable location!