



GRASSROOTS
REALTY GROUP

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**4311, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2270422



\$275,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Step into this stunning top-floor 2 bedroom and feel the wow factor instantly! Freshly painted with high end wide plank vinyl flooring and gleaming newer stainless steel appliances, this west facing beauty bathes in the golden afternoon light and opens to your private west facing balcony - the perfect sunset views with gas BBQ for entertaining guests. The heart of the home? A chef inspired kitchen with rich maple cabinetry, a sleek breakfast bar, and soaring 9 foot ceilings plus a built-in speaker system for seamless sound throughout. The spacious primary bedroom easily fits a king bed, while the versatile second bedroom is ideal for guests, a home office, or nursery. In-suite laundry, a crisp 4 piece bath, and titled heated underground parking seal the deal. Affordable condo fees that include heat, water, electricity and sewer. A pet friendly building upon board approval. Secure entry, elevator access , and just 20 minutes to downtown - all in the heart of Panorama Hills, where you're steps from top rated schools, expansive parks, Vivo recreation centre, grocery and dining, and miles of walking paths. This is one of NW Calgary's best valued 2 bedroom, 2 bath condo's. Don't wait your move in ready dream starts here!