



**2118, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2280428**



**\$314,999**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 845 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, Laminate   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 557          |
| <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, Ceiling Fan(s), Closet Organizers, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |                 |

**Inclusions:** none

Welcome to Panorama Pointe — a beautifully maintained and updated 2 bedroom, 2 bathroom condo offering exceptional value and comfort in Panorama Hills. Priced at \$314,999, this bright south-facing unit features a smart, open-concept layout with approximately 850 sq ft of well-designed living space filled with natural light. Recent updates include new flooring and upgraded appliances (2020), giving the home a clean, modern feel. The primary bedroom offers a private ensuite, while the second bedroom and full bathroom provide flexibility for guests, a home office, or shared living. Additional highlights include in-suit laundry, secure titled underground parking (stall #430), and a well-managed, secure building. Condo fees include heat, water, electricity, insurance, parking, snow removal, professional management, and reserve fund contributions, making ownership simple and predictable. The complex is known for its strong management and healthy reserve fund. Located steps from shopping, schools, public transit, parks, and walking paths, with quick access to major roadways and future transit expansion. Whether you're a first-time buyer, investor, or downsizer, this home delivers location, value, and peace of mind — all at an attractive price point.