



**1423, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2281483**



**\$274,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Panorama Hills   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit  |               |                   |
| <b>Size:</b>     | 956 sq.ft.   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Off Street, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas                                 | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 610          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Quartz Counters, Walk-In Closet(s) |                   |                 |
| <b>Inclusions:</b> | N/A   |                   |                 |

Top-floor living with comfort, style, and incredible convenience! This bright and thoughtfully designed 2-bedroom, 2-bathroom condo also features a flexible den and the bonus of two parking stalls (one titled underground + one assigned surface). The smart layout offers great separation between the bedrooms and main living areas, creating both functionality and privacy. The primary suite provides a relaxing retreat with its own ensuite and a generous closet, while the second bedroom works beautifully for family, guests, or roommates. The open-concept kitchen, dining, and living space is ideal for everyday living and easy entertaining. Tucked into a quiet corner, the den offers the perfect spot for a home office, reading nook, or hobby space. Additional highlights include in-unit laundry, a separate storage room, and the added value of electricity included in the condo fees. The location is equally impressive, within walking distance to Captain Nichola Goddard Middle School and Buffalo Rubbing Stone Elementary School, nearby parks and ponds, plus the Save-On-Foods plaza. With quick access to Stoney Trail and just a short drive to Superstore, Vivo Recreation Centre, the public library, and the Country Hills shopping and dining district, everything you need is close to home. Top-floor positioning, two parking stalls, and everyday convenience — a fantastic opportunity in a well-connected community.