



GRASSROOTS
REALTY GROUP

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**3310, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2285899



\$219,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Assigned, Plug-In, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: electric fireplace, mailbox keys and building key tag

Welcome Home! This sweet condo is absolutely perfect for those who want a peaceful place to call their own. You can feel it as soon as you step into the suite. This corner suite overlooks walking paths, community spaces and greenery and the east exposure guarantees bright mornings. A generous size balcony is accessed through sliding patio doors from the living room: add some patio furniture, then sit back and enjoy the view. Tastefully decorated and well kept with dark stained wooden cabinetry, ceramic floor in the entry, kitchen and bathroom, laminate flooring in the living room and dining area, raised breakfast/casual/dining counter and upgraded appliances. The corner electric fireplace adds to the ambiance of this home. When it's cold outside, the heater fan can be turned on to gently warm the living area. Can you say "cozy"...?? There is abundant storage in the closets with built in shelving and space savers. An oversized, tiled, walk in shower in the main bath is both beautiful and functional. Care and thought was absolutely put into its design. Pride of ownership is both felt and seen in every part of this delightful condo. Walking distance to shopping complex with Shopper's Drug Mart, Save-On-Foods, banks, restaurants and... of course.... a Timmy's. A short drive will take you to the full Country Hills Shopping complex boasting a theatre, flower shops and the Calgary Public Library at Country Hills! CrossIron Mills is 15 minutes away. If you don't drive, Calgary Transit offers good service with connections at the North Pointe Terminal that's beside the Country Hills Complex. Check out the Panorama Pointe Community Centre, an active and expansive recreation facility for the area. A golf course is close by. Your designated parking stall #15 with power is right in front of the building. Condo fees include all utilities, even electricity. This home offers affordable,

low maintenance living in a lovely area of Calgary. Contact your realtor to see it today!!