



GRASSROOTS
REALTY GROUP

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**2205, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2286025



\$295,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	823 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	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), Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Opportunity Knocks! Prime location close to Superstore, shopping & transit! Discover this well-appointed apartment offering 2 Bedrooms + Den, 2 Baths, and 823 sq ft of comfortable living in sought-after Panorama Hills. Step inside to find updated vinyl plank flooring throughout and an open floorplan that creates a spacious, welcoming atmosphere. The bright Living room flows seamlessly into the Dining area and provides access to your private Northeast-facing balcony—perfect for enjoying morning coffee and fresh air. The Kitchen features a convenient raised breakfast bar, ideal for casual meals and entertaining. The Primary Bedroom offers true comfort with a ceiling fan, walk-in closet, and a private 4-pc ensuite bath. The Second Bedroom provides flexible space for family, guests, or a home office, with easy access to another full 4-pc bath. A versatile Den makes an ideal workspace or study area, and in-suite laundry adds everyday convenience. Your condo fee covers all utilities—water, heat, gas, and electricity—plus a Titled underground end-stall parking spot with extra space 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 excellent schools including Notre Dame High and St. Jerome Elementary. Move right in and enjoy this unbeatable Panorama Hills location!