



**3305, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2287202



\$259,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 844 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Baseboard, Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 485 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: HOOD-FAN

Welcome to Panorama Hills, one of the most desirable communities in Northwest Calgary, a friendly, welcoming neighbourhood with unbeatable convenience. Enjoy walking distance to amenities, excellent schools, parks, and pathways. This bright third-floor condo features an open-concept floor plan and is flooded with natural light. The unit opens to a spacious foyer with a large mirrored closet, leading into a generous dining area that easily accommodates a table for 4–6. The corner kitchen offers ample cabinetry and flows seamlessly into a large, inviting living room. Step out onto the balcony, which overlooks the parking lot; being on the top floor makes it a perfect spot to enjoy your morning coffee or summer BBQs in peace. The unit includes two large west-facing bedrooms with oversized windows and generous closet space. A 4-piece bathroom with new floor and wall tiles, along with a large laundry room equipped with a stackable washer and dryer and extra storage space, completes the home. New vinyl plank flooring runs throughout the unit. The assigned parking stall (#115) is conveniently located directly in front of the main entrance. This well-managed building is known for its welcoming community and is highly desirable for investors, downsizers, and first-time buyers alike. Book your showing today or contact me for more information!