



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3316, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2288470



\$320,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 485

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: NONE

This well-maintained two-bedroom, two-bathroom condo combines comfort, practicality, and excellent value. Complete with an assigned parking stall and condo fees that cover all utilities—including heat, water, sewer, and electricity. This home offers easy and predictable living costs. The unit reflects evident pride of ownership and has recently been updated with new flooring and a fresh coat of paint, stainless steel appliances, giving it a clean, modern feel that's ready for you to move in and enjoy. The bright, open layout is smartly designed, with the living area separating the bedrooms to create added privacy—ideal for shared living, guests, or a home office. The kitchen provides plenty of cabinetry and counter space, complemented by a stylish tile backsplash, stainless steel appliances, and a comfortable dining area suited for both daily use and entertaining. Expansive patio doors invite in natural light and open onto a large covered balcony, offering a great space to unwind or gather with friends throughout the year. The primary bedroom includes a walk-through closet leading to a private four-piece ensuite, while the second bedroom is generously sized and located near another full four-piece bathroom. Additional features such as in-suite laundry and extra storage enhance everyday convenience. With public transportation, shops, restaurants, and other amenities just moments away, this condo is a fantastic option for first-time buyers, those looking to downsize, or investors seeking a solid opportunity.