



1407, 60 Panatella Street NW
Calgary, Alberta

MLS # A2289043



\$287,500

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Hot Water, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 557

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: n/a

TOP FLOOR UNIT • UPDATED 2 BEDROOM + DEN • UNDERGROUND HEATED PARKING Welcome to this immaculate top-floor unit in the heart of Panorama Hills—offering 840 SQFT of beautifully updated living space, one of the most functional and private layouts in the complex, and exceptional value with ALL utilities included in the condo fees (heat, water & electricity). This bright and stylish 2-bedroom plus den, 2-bathroom home has been thoughtfully upgraded with luxury vinyl plank flooring throughout, new lighting, fresh paint, quartz countertops, and brand-new stainless steel appliances. The modern finishes and open-concept design create a move-in-ready space that truly stands out—perfect for both everyday living and entertaining. The kitchen showcases sleek quartz countertops, contemporary cabinetry, a raised eating bar, and brand-new stainless steel appliances, flowing seamlessly into the spacious dining and living areas. Large windows fill the home with natural light, enhancing the airy feel. Step outside to your sunny west-facing balcony—ideal for relaxing evenings, barbecues, and enjoying beautiful sunsets from your elevated top-floor vantage point. Designed for maximum privacy, the primary bedroom retreat features a walk-through closet and a private 4-piece ensuite. Positioned on the opposite side of the unit, the second bedroom offers excellent separation—perfect for roommates, guests, or a home office. A second full 4-piece bathroom adds flexibility and convenience. The versatile den provides additional space for a formal dining area, dedicated office, reading nook, or TV lounge. Enjoy the convenience of in-suite laundry with an upgraded washer and dryer, titled underground heated parking, an assigned storage locker, and easy elevator access. Located just minutes from Stoney Trail,

Deerfoot Trail, and the North Pointe Bus Terminal, commuting is effortless. You're also within walking distance to schools, parks, grocery stores, restaurants, banks, and everyday amenities, including Save-On-Foods and Co-op. Residents enjoy access to the Panorama Hills Community Centre, featuring a spray park, playground, basketball courts, tennis courts, a multi-use sport court, paved walking paths, gazebos, and outdoor fitness equipment—offering an exceptional lifestyle in one of NW Calgary's most desirable communities. Perfect for first-time buyers, investors, or those looking to downsize without compromise, this updated top-floor unit delivers premium upgrades, privacy, functionality, and unbeatable value. Don't miss your opportunity to call this exceptional condo home!