



**8206, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2295040**



**\$219,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	581 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Guest, Parkade, Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Shingle	<b>Condo Fee:</b>	\$ 517
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** All furniture, appliances, bedding

Immaculate 1-bedroom condo on the second floor with a highly functional open floor plan. The generous kitchen offers abundant cupboard space and flows into a combined dining and living area with patio doors to a covered sundeck—perfect for outdoor living or seasonal entertaining. The primary bedroom features a large window and a walk-through closet leading to a 4-piece bathroom. An open den area adds flexible space for an office or media nook. This unit comes fully furnished and equipped with all appliances, making for a seamless quick possession. Features: Open-concept living: spacious dining and living area with patio doors to covered sundeck Kitchen: ample cabinet/counter space, functional layout Primary bedroom: large window, walk-through closet to a 4-piece bathroom Den area: versatile space for work or relaxation Inclusions: all furniture and appliances included Parking & storage: titled indoor parking stall and assigned storage locker Availability: vacant for quick possession Flooring: vinyl and ceramic tile throughout Pet policy: pets allowed with Condo Board approval Building access: convenient to transportation, shopping (including a large Superstore), theatre complex, and more Location highlights: Steps to transit, a wide range of shops, entertainment options, and everyday conveniences. Pet-friendly building with board approval. No short term rentals allowed in the building.