



**4413, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2296390



\$269,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this AWESOME UPDATED 2-bedroom, 2-bathroom PLUS DEN/OFFICE apartment located on the TOP FLOOR of a very well-managed building in the sought-after community of Panorama Hills. Whether you are an INVESTOR or a FIRST-TIME HOME BUYER, this is an excellent opportunity to enter the real estate market. This SOUTH-FACING unit offers LOTS OF NATURAL SUNLIGHT throughout the day. The flooring has been updated to LVP throughout the entire unit, and the kitchen features STONE COUNTERTOPS and an UNDERMOUNT SINK. The spacious primary bedroom includes a walkthrough closet and a private 4-PIECE ENSUITE. The second bedroom is a good size, and the large living room provides plenty of space to relax or entertain. The DEN/OFFICE is ideal for working from home or can be used as additional storage space. CONDO FEES INCLUDE ELECTRICITY, HEAT, AND WATER. The unit also comes with one assigned outdoor parking stall with a plug-in. Fantastic location with walking distance to a shopping plaza, beautiful Panatella Pond, and Buffalo Rubbing Stone School (K-5). You’ll also enjoy easy access to Stoney Trail, YYC Airport, Costco, and Nose Hill Park. MUST SEE. MUST BUY. Book your viewing today!