



**3105, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2297887



\$215,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: One key and one FOB

Welcome to effortless living in the heart of Panorama Hills! This beautifully maintained ****main floor 1-bedroom, 1-bathroom condo**** offers approximately 570 sq ft of thoughtfully designed space—perfect for first-time buyers, busy professionals, or savvy investors. Step inside to a stylish, well-appointed kitchen with ample cabinetry that flows seamlessly into the bright and inviting living area—ideal for both everyday living and entertaining. The spacious bedroom offers a peaceful retreat, complete with the added convenience of in-suite laundry. One of the standout features of this home is the exceptionally large east-facing balcony—one of the biggest in the complex—perfect for morning coffee, relaxing evenings, or creating your own thriving balcony garden. Despite being a main floor unit, this home is elevated above street and parking level, offering enhanced privacy that is rarely found in similar units. Additional highlights include secure heated underground parking and a private storage locker. The building is pet-friendly (with board approval), making it a great option for pet owners. Even better, the condo fees of \$463.95 include all utilities, offering excellent value and convenience. Located in the vibrant and family-friendly community of Panorama Hills, you’ll enjoy easy access to transit, shopping, schools, parks, and everyday amenities. Call your real estate expert to book a private showing today.