



**3305, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2299927



\$255,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Hood Fan

Welcome to Panorama Hills, one of the most desirable communities in Northwest Calgary, a friendly, welcoming neighbourhood with unbeatable convenience. Enjoy walking distance to amenities, excellent schools, parks, and pathways. This bright third-floor condo features an open-concept floor plan and is flooded with natural light. The unit opens to a spacious foyer with a large mirrored closet, leading into a generous dining area that easily accommodates a table for 4–6. The corner kitchen offers ample cabinetry and flows seamlessly into a large, inviting living room. Step out onto the balcony, which overlooks the parking lot; being on the top floor makes it a perfect spot to enjoy your morning coffee or summer BBQs in peace. The unit includes two large west-facing bedrooms with oversized windows and generous closet space. A 4-piece bathroom with new floor and wall tiles, along with a large laundry room equipped with a stackable washer and dryer and extra storage space, completes the home. New vinyl plank flooring runs throughout the unit. The assigned parking stall (#115) is conveniently located directly in front of the main entrance. This well-managed building is known for its welcoming community and is highly desirable for investors, downsizers, and first-time buyers alike. Book your showing today or contact me for more information!