



**9216, 70 Panamount Drive NW  
Calgary, Alberta**

**MLS # A2300909**



**\$225,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 541
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d125
<b>Utilities:</b>	-

**Inclusions:** None

Start your homeownership journey or expand your investment portfolio with this fantastic opportunity in the desirable community of Panorama Hills! This bright and inviting 1-bedroom condo offers a clean, functional layout designed for comfortable everyday living. The open-concept space features a welcoming living area with plenty of natural light, flowing seamlessly into a well-appointed kitchen with ample cabinetry and workspace—perfect for both relaxing evenings and casual entertaining. The spacious bedroom provides a quiet retreat, while the overall layout maximizes efficiency and livability. A standout feature on this one? Two parking stalls—one heated underground and one surface stall—offering exceptional flexibility for owners, guests, or added rental income potential. Enjoy unbeatable convenience with transit options just steps away, along with nearby shopping, restaurants, and all the amenities that make Panorama Hills such a sought-after NW community. Whether you're commuting or enjoying the neighbourhood, everything you need is within easy reach. Even better, condo fees include electricity, adding extra value and simplifying your monthly budgeting—an attractive feature for both first-time buyers. With its combination of comfort, location, and income potential, this is a smart, versatile property that checks all the boxes. Book your private showing today!