



**4310, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2300990**



**\$235,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	679 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks		

**Inclusions:** NA

Bright 678 sq ft 1 bedroom condo in Panorama Hills with west-facing balcony and electricity included in condo fees. Fresh paint and new flooring throughout, this move-in ready third-floor unit is ideal for first-time buyers, downsizers, or investors. The open-concept layout offers a bright and functional living space, featuring maple kitchen cabinets, granite countertops, stainless steel appliances, and a breakfast bar. The west-facing balcony brings in great natural light and is perfect for enjoying afternoon sun. The spacious primary bedroom includes ample closet space, and the four-piece bathroom is finished with tile flooring and granite accents. In-suite LG washer and dryer (just over a year old) adds everyday convenience. Located in a well-maintained, cat-friendly building, this unit also includes an assigned above-ground parking stall with plug-in. Close to shopping, parks, public transit, and with quick access to Stoney Trail, Deerfoot Trail, and other major routes.