



**3115, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2301653**



**\$275,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	821 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Welcome to this well kept 2 bedroom, 2 bathroom condo with a den, located on the main floor in Panorama Hills. With an open living space, two separated bedrooms, and a versatile den that works perfectly for a home office or extra storage, it's ideal for first-time buyers, downsizers, or investors looking for a functional and rentable setup. Being on the main floor means easy access for everyday living, whether you're bringing in groceries, heading out for a walk, or simply avoiding elevators altogether. The unit also includes titled underground parking and a storage unit located directly behind the stall, a small detail that makes a big difference. You've got groceries, restaurants, and shopping just minutes away, along with nearby schools and parks woven throughout the neighbourhood. It's known for being walkable, family-friendly, and well-connected, with quick access to Stoney Trail making commuting across the city simple.