



**2101, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2302607



\$313,500

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	937 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained main floor corner unit in the desirable community of Panorama! Offering 2 bedrooms plus a versatile den, this spacious open-concept layout is perfect for comfortable everyday living and entertaining alike. The modern interior features durable luxury vinyl plank flooring throughout, creating a seamless and stylish flow. The bright kitchen and living area open onto a rare wrap-around balcony, ideal for enjoying your morning coffee or unwinding in the evening. The well-appointed den provides flexible space for a home office, play room, or hobby area. Enjoy the convenience of in-unit laundry, titled underground parking, and an additional storage unit. Condo fees include all utilities, offering exceptional value and peace of mind. Located in a quiet, well-managed building just minutes from shopping, dining, parks, and transit, this home combines comfort, convenience, and lifestyle. A fantastic opportunity for first-time buyers, downsizers, or investors!