



**7206, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2304911



\$237,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	565 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Stone Counters, Walk-In Closet(s)		

Inclusions: Portable Air Conditioning Unit

Welcome to this FULLY RENOVATED condo in the popular community of Panorama Hills, offering exceptional value, convenience, and modern living. Perfectly located close to schools, shopping, restaurants, and everyday amenities, with quick and easy access to major routes for a seamless commute. This unit truly stands out within the complex thanks to a thoughtfully completed, high quality renovation, nothing was overlooked! The stunning kitchen has been fully updated with STAINLESS STEEL APPLIANCES, STONE COUNTERTOPS, NEW CABINETRY, a stylish and fresh backsplash, and a functional BREAKFAST BAR, perfect for both everyday living and entertaining. The whole interior has been upgraded with NO CARPET throughout, featuring durable and modern LUXURY VINYL PLANK and TILE FLOORING for a clean, cohesive look. The spacious primary bedroom offers a convenient WALK-THROUGH CLOSET leading into the beautifully UPDATED BATHROOM, also complete with NEW CABINETRY, STONE COUNTERTOPS, and TILE FLOORING that extends into the STAND-UP GLASS SHOWER. Step outside to your private balcony, equipped with a GAS LINE for easy BBQing and outdoor enjoyment. This unit also includes TITLED UNDERGROUND PARKING for added security and convenience, along with a generous 8' x 4' STORAGE LOCKER in the secured parkade. To add the value, this unit is in a well managed complex with LOW CONDO FEES inclusive of all your utilities! A move-in-ready home in a fantastic location, this is one you don't want to miss.