



GRASSROOTS
REALTY GROUP

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4201, 60 Panatella Street NW
Calgary, Alberta

MLS # A2140696



\$334,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	971 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 533

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to this bright and spacious 2 bedroom 2 bathroom corner unit apartment located in Panorama Hills! This fine home is one of the largest in the building - 971 square feet! - and features an open functional floorplan. Large living room with patio door to a big southeast facing balcony. ***NEW KITCHEN QUARTZ COUNTERTOPS - NEW KITCHEN TAPS AND UNDER MOUNT SINK AND NEW BLIND PACKAGE JULY 2024*** Both bedrooms are a good size and the primary bedroom has a walkthrough closet and full ensuite. New blinds 2024. Engineered Hardwood flooring installed in the living room, dining area and the two bedrooms. Tile flooring in the entry and kitchen as well as both bathrooms. New Bosch dishwasher and Samsung washer/dryer 2 years ago. Located close to schools and parks as well as a short walk to Sobeys and other fine shoppes. Please note that the condo fees include electricity! Vacant for quick possession.