



**GRASSROOTS**  
REALTY GROUP

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**3220, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2143104**



**\$299,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	750 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 412
<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>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Tremendous Value in this 2 bed 2 bath Condo in Panorama Hills! Located on the second floor of the 3000 building this open concept apartment has a well appointed kitchen with White Shaker Cabinets and upgraded Stainless Steel Appliances! The open living room separates the 2 large bedrooms, one with its own walk through closet and 4 ensuite bath. A second 4 piece bath is right next to the in suite laundry! There is also a functional den/office perfect for working from home! The balcony is covered and quite large, offering peaceful outdoor time. The condo fees here include all expenses, Heat, Water/Sewer, and Electricity! Steps away from shopping and Amenities like Save on Foods, Tim Hortons and more. This unit is well priced and wont last long. Act quickly!