



**8304, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2146469**



**\$265,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	566 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Discover this charming TOP FLOOR condo with 9FT CEILING and 566 square feet of bright and open living space for IMMEDIATE POSSESSION! This residence features a generous size 1 Bedroom, 1 Bathroom, Built-in desk for a home office, In-suite laundry, and a spacious living room that opens to a private east facing balcony, perfect for morning coffee or evening BBQs with natural gas hook-up. ALL UTILITIES ARE INCLUDED in the condo fee, ensuring a worry-free living experience! The condo comes with an HEATED, TITLED UNDERGROUND PARKING STALL and a STORAGE LOCKER for added convenience. Located near the VIVO fitness centre, residents can enjoy a variety of activities such as swimming, skating, rock climbing, drop-in classes, personal training, and childminding. Commuting is simple with easy access to Harvest Hills Blvd, Country Hills Blvd, Stoney Trail, 14th Street, and the North Pointe Transit Terminal, offering quick access to express buses to downtown. Nearby amenities include movie theatres, grocery stores, and hardware stores, making everyday errands a breeze. Panamont Place is a well managed multi-building complex in the heart of Panorama Hills, boasts beautifully landscaped grounds, reasonable condo fees (including electricity, heat, water), and ample visitor parking. Embrace the opportunity to make this affordable and well-cared-for condo your new home in Panorama Hills!