



**2318, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2174809**



**\$365,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 567
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home		

**Inclusions:** all furniture except decorations

Welcome to this spacious 2 bedroom, 2 bathroom condo, has South Facing balcony with plenty of sunshine. No need to worry about parking, it has 1 titled heated underground stall come with the storage room together. When you step in, you will be impressed by the functional Open concept floor plan with a bright and modern feel. Two decent size bedrooms on opposite sides of the unit and two full baths. Kitchen is ideal for entertaining with the dinning area. Laminate floors throughout the main areas and carpet in the bedrooms. The south facing balcony is spacious and a great spot for entertaining friends and family with those summer BBQs. This unit also comes with in unit laundry and extra storage space. CONDO FEES INCLUDE ALL UTILITIES! (ELECTRIC, HEAT AND WATER.). About 3 minutes walking to Elementary school and all amenities: Save-On-Foods, Co-ops, Banks, or restaurants such as Tim's etc. Quick access to Stoney Trail ring road. All furniture is included except the decorations.