



GRASSROOTS
REALTY GROUP

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2207, 70 Panamount Dr NW
Calgary, Alberta

MLS # A2179723



\$354,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	939 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE

Welcome to 70 Paramount Drive, a beautifully updated condo in the heart of Panorama Hills! This spacious 2-bedroom, 2-bathroom unit also features a den, making it a perfect fit for professionals, small families, or downsizers. Freshly enhanced with brand-new paint and flooring, this corner-end unit offers an open-concept design and a cozy living room flooded with natural light, thanks to its prime positioning. Step out onto the large balcony, perfect for enjoying your morning coffee or unwinding after a long day. The master bedroom includes a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a den, and an in-suite laundry room complete the well-thought-out floor plan. Additionally, this property boasts the convenience of underground titled parking in a secure parkade. Located just minutes from shopping, restaurants, schools, public transit, and the local recreation center, this condo offers unparalleled accessibility and lifestyle perks. Out of town? not a problem, check out the virtual tour. Don't miss this fantastic opportunity, call today to book your private viewing!