



**9118, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2180176**



**\$259,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home		
<b>Inclusions:</b>	N/A		

Welcome to this warm and inviting main floor one bedroom apartment with everything you need including endless nearby amenities and quick access to all major roadways. As you enter the property you are greeted with an open and spacious entry way with a functional kitchen on your right and a Jack and Jill bathroom on the left. The living area is cozy and inviting with a gas fireplace for those cold winter nights and a patio door to your balcony with a gas outlet for all those summer barbeques. The bedroom features a walk thru closet with plenty of space leading to the 4 piece bathroom. The property comes with one titled parking stall (flooring in parkade was recently redone) and a spacious assigned storage locker. As an added bonus all utilities are included in the condo fees! Perfect for first time buyers and investors. Call now to book your showing!