



**1426, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2196439**



**\$344,999**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	990 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 636
<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>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

CORNER TOP FLOOR UNIT WITH BALCONY | VINYL FLOORING THROUGH OUT | OVER 980 SQFT LIVING SPACE| TITLED UNDERGROUND PARKING WITH ADDITIONAL STORAGE LOCKER | OPEN FLOOR PLAN | CONDO FEES INCLUDES ELECTRICITY- HEAT-WATER |. This 2-bedroom, 2-bathroom apartment in Panorama Hills is a perfect starter home or investment opportunity. The primary bedroom boasts a 4-piece ensuite and ample closet space. In contrast, the other bedroom is ideal for families or professionals looking for a dedicated office space or guest room. The spacious living room has a fireplace and large windows fills the space with natural light and leads to a private balcony. Kitchen features a raised eating bar. The balcony is spacious and a great spot for entertaining friends and family. About 3 minutes walking to Elementary school and all amenities: Save-On-Foods, Co-op, Banks, restaurants and quick access to Stoney Trail. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience! Disclosure: Some of the pictures in the listing has been virtually staged.