



GRASSROOTS
REALTY GROUP

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**3120, 60 Panatella Street NW
Calgary, Alberta**

MLS # A2197942



\$299,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	-
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Kitchen Island, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 431
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: n/a

Welcome to Panorama Pointe, a beautifully designed condo offering both comfort and convenience in the heart of Panorama Hills. This main-floor 2-bedroom + den, 2-bathroom unit features an open concept floor plan and walk out porch, perfect for first-time buyers, investors, or those looking to downsize. The thoughtfully designed layout places the two bedrooms on opposite sides of the unit, ensuring privacy and functionality. The modern kitchen includes a breakfast bar and a full black appliance package, flowing into the open-concept living and dining area. A walk-through closet in the spacious primary bedroom leads to a private 4-piece ensuite. The versatile den provides the perfect space for a home office or additional storage, while the convenience of in-suite laundry adds to the ease of everyday living. Step outside to enjoy a private 10x7 covered patio, perfect for morning coffee or evening relaxation. This unit also includes an assigned parking space for added convenience. Situated just steps from shopping, restaurants, schools, parks, transit, and a golf course, this location offers everything you need right at your doorstep. Don't miss this incredible opportunity