



GRASSROOTS
REALTY GROUP

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7104, 70 Panamound Drive NW
Calgary, Alberta

MLS # A2208640



\$295,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | Panorama Hills | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 840 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, See Remarks, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Laminate, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 610 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to this beautifully designed 2-bedroom, 2-bathroom east-facing condo, offering a spacious balcony and an abundance of natural light. The open-concept layout seamlessly connects the kitchen and living area, creating a bright and airy space perfect for both relaxation and entertaining. The sunlit living room strategically separates the two bedrooms, ensuring privacy and minimizing noise. The sunlit living room strategically separates the two bedrooms, ensuring privacy and minimizing noise. A full-length balcony extends across all three main rooms, offering additional outdoor space and is equipped with a BBQ gas hookup—perfect for enjoying outdoor dining or unwinding in the fresh air. The U-shaped kitchen is both functional and stylish, featuring ample cabinetry and a raised eating bar, ideal for casual dining. The primary suite boasts a walk-in closet and a 4-piece ensuite with a bathtub, while the second bedroom is conveniently located near its own 4-piece bathroom, making it perfect for guests or family members. A dedicated den/home office provides a quiet workspace, and the in-suite laundry adds everyday convenience. Recent updates include new vinyl flooring (2025) in the entrance area and den, as well as a new dishwasher (2024). This unit also comes with a 5.5' x 7' private storage locker, located directly in front of its titled underground parking stall—a rare and valuable feature. Although situated on the ground level, the condo benefits from an elevated position on a slope, offering expansive views from every room, much like a second-floor residence. Located in the heart of Panorama Hills, this home is within walking distance of a variety of amenities, including shopping centers, restaurants, the Vivo Recreation Centre, a public library, Cineplex movie theater, and express transit routes to downtown and YYC Airport. Best of all, the

condo fee covers heat, water, and electricity, ensuring worry-free living. These features make this gem an exceptional place to call home, offering the perfect balance of urban convenience and community charm. Don't miss this incredible opportunity—take a 3D virtual tour today and experience this fantastic home for yourself!