



**GRASSROOTS**  
REALTY GROUP

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**#3208, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2210783**



**\$294,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 485
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Welcome to this 2 Bedrooms/2 Baths + Den condo located in a desirable neighborhood of Panorama Hills. The shopping center, restaurant, pubs, and public transportation are just steps away. This condo unit features an open concept that offers a spacious kitchen with many cabinets. A dining area opens to a huge living room with french door that takes you to a balcony looking over the green pathway. A large Den that can be used as office/computer room or storage space. Large master bedroom with 4-piece ensuite bath and a walk-in closet. Good-sized second bedroom and a full bath. In suite laundry.