



**GRASSROOTS**  
REALTY GROUP

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2205, 60 Panatella Street NW  
Calgary, Alberta

MLS # A2211753



**\$289,900**

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 533

LLD: -

Zoning: DC

Utilities: -

Inclusions: None

Welcome to this immaculate, bright, and inviting condo offering a spacious open-concept layout with 2 bedrooms, a versatile den, and 2 full bathrooms. This second-floor suite is perfectly positioned to capture morning sun, facing east toward the peaceful inner courtyard and parking area. Enjoy the convenience of in-suite laundry, underground heated parking, and the peace of mind that comes with a well-managed complex and a healthy Reserve Fund. The condo fees cover all utilities &mdash; water, sewer, gas, and electricity &mdash; making budgeting simple. The location is unbeatable! Just a short stroll to shops, coffee spots, transit, and schools, plus easy access to Stony Trail and a quick drive to Cross Iron Mills and Calgary International Airport. Pet-friendly (with board approval). Whether you're a first-time buyer, downsizer, or investor, this condo offers comfort, convenience, and outstanding value!