



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5106, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2294584



\$314,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 741
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

PRICE IMPROVEMENT Stop paying rent and OWN this stunning, recently renovated corner unit that perfectly blends privacy with a bright, open-concept vibe! As one of the largest floorplans in the building, this home shows well with newer luxury vinyl plank flooring, fresh paint, and a functional kitchen featuring an induction oven. The real "unicorn" feature? You get two titled parking stalls—one heated underground and one just steps from your front door! Relax on your wrap-around patio overlooking the green space, and enjoy the peace of mind that comes with condo fees covering all your utilities (electricity, heat, water) and HOA fee. Walking distance to all your favorite amenities like VIVO, Landmark Cinema, shops, restaurants, and just a quick bike ride to the schools, trails and parks. Ready for a quick possession, this main-floor gem is truly a must-see.