



GRASSROOTS
REALTY GROUP

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4208, 60 Panatella Street NW
Calgary, Alberta

MLS # A2320043



\$273,888

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Elevator, No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 485
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Enjoy low condo fees that include electricity, heat, water, sewer, exterior insurance, snow removal, grounds maintenance, professional management, reserve fund contributions, and garbage collection. Welcome to Unit 4208, 60 Panatella Street NW, located in one of Northwest Calgary's most sought-after communities, Panorama Hills. This well-maintained 2-bedroom, 2 full bathroom plus den unit offers one of the most functional floor plans in the complex. The modern kitchen features quartz countertops, stainless steel appliances, and ample cabinet space, while the upgraded luxury vinyl plank flooring adds both style and durability throughout the living areas. Perfectly situated in the heart of Panorama Hills, this home is just an 8-minute walk to Captain Nicholas Goddard School and is surrounded by parks, walking paths, shopping, restaurants, and everyday conveniences. Enjoy easy access to Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, making commuting anywhere in Calgary quick and hassle-free. A perfect opportunity for first-time buyers, downsizers, or investors looking for a move-in-ready home in a prime location.