



GRASSROOTS
REALTY GROUP

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1102, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2326058



\$219,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	568 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: None

Affordable Living in the Heart of Panorama Hills! This spacious one-bedroom, one-bathroom condo offers an open-concept layout, thoughtful design, and exceptional value. Enjoy the coveted first-floor location near the front entrance, making it incredibly convenient for bringing groceries and everyday items in and out, while the oversized private covered balcony sits a full story above ground, providing added privacy and the perfect place to relax or BBQ with the built-in gas line. Inside, you'll appreciate the functional floor plan featuring a dedicated computer/workstation nook off the entry, a bright and inviting living area with neutral finishes and durable flooring, and a well-appointed kitchen complete with a breakfast bar overlooking the living space. The generous primary bedroom easily accommodates a king-size bed and boasts a large walk-in closet with custom California Closet organizers. Additional features include titled underground heated parking, an oversized private storage locker, in-suite laundry, elevator access, and plenty of street parking for guests. Located just steps from shopping, restaurants, theatres, parks, transit, and everyday amenities, this home offers a fantastic walk score of 70, allowing you to leave the car at home more often. Even better, the low condo fees include heat, water, electricity, professional management, reserve fund contributions, and more, making homeownership both simple and affordable. Immediate possession is available, and pets are welcome with board approval. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home is an opportunity you won't want to miss! **There is a Pet Policy: All pets must be registered and approved prior to residing on site. Each unit is allowed 1 dog OR 1 dog and 1 cat OR 2 cats.

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