



GRASSROOTS
REALTY GROUP

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1125, 60 Panatella Street NW
Calgary, Alberta

MLS # A2326277



\$295,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this spacious and well-located condo in Panorama Pointe! Offering 987.7 sq. ft. of living space, this bright and inviting unit features 2 generously sized bedrooms and 2 full bathrooms in a functional open-concept layout. The bedrooms are thoughtfully positioned on opposite sides of the unit, providing enhanced privacy. One of the standout features of this home is its unique location within the complex. With no shared walls with neighboring units and a landscaped open area beside it, you'll enjoy added peace, privacy, and pleasant views. The unit also includes a large storage/laundry room and one heated underground parking stall for year-round convenience. Condo fees cover all utilities, including electricity, water, sewer, landscaping, and maintenance of common and parking areas, making homeownership simple and predictable. Ideally situated within walking distance to shopping, restaurants, schools, parks, playgrounds, and lakes, this home offers exceptional convenience. You'll also appreciate the close proximity to Vivo Recreation Centre, the public library, movie theatre, and North Pointe Transit Terminal, with direct access to the MAX Orange (formerly Route 301) providing an easy commute to downtown Calgary. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, this is an excellent opportunity for first-time buyers, downsizers, or investors. Don't miss out—schedule your private showing today and make this wonderful condo your new home!