



GRASSROOTS
REALTY GROUP

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4212, 60 Panatella Street NW
Calgary, Alberta

MLS # A2326295



\$249,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Welcome to this beautifully maintained third-floor end unit in the highly sought-after community of Panorama Hills! Bright and filled with natural light, this spacious condo offers an open-concept floor plan designed for comfortable everyday living. A generous foyer with a large closet leads into the dining area, which easily accommodates a table for 4–6 guests. The functional U-shaped kitchen features ceiling-height cabinetry, stainless steel appliances, new lighting, granite countertops, and an undermount double sink overlooking the inviting living room. Step outside onto your private balcony overlooking a peaceful green space and walking path the perfect place to enjoy your morning coffee or summer BBQs in a quiet setting. The unit offers two spacious east-facing bedrooms with oversized windows, plush carpeting, and generous closet space. The well-designed Jack-and-Jill 4-piece bathroom provides convenient access and features ceramic tile flooring. A large laundry and storage room with a stackable washer and dryer completes this thoughtfully designed home. Freshly painted throughout, this move-in-ready end unit also includes an assigned parking stall (#164), conveniently located just a short walk from the main entrance. This well-managed building is highly desirable for first-time buyers, downsizers, and investors alike. Ideally located within walking distance to shopping, restaurants, schools, parks, transit, and scenic pathways, with easy access to Stoney Trail, Deerfoot Trail, and all the amenities Panorama Hills has to offer. Don't miss this fantastic opportunity! Book your showing today!