



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6213, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2326742



\$260,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Located on the second floor, this bright and open 838-square-foot unit features a thoughtfully designed open-concept floor plan that seamlessly connects the living space to an open kitchen complete with a convenient breakfast bar. The layout offers two spacious bedrooms plus a versatile den, alongside two full bathrooms—including a master bedroom equipped with its own private walk-in closet. Step outside to enjoy a large, private balcony outfitted with a gas BBQ hookup, perfect for outdoor dining. For your convenience, the unit comes with a titled parking stall (#29) featuring secured storage right in front of the space. Giving you ultimate peace of mind, the comprehensive condo fee includes electricity, heat, water, sewer, parking, trash, common area maintenance, professional management, and reserve fund contributions. Perfectly situated at the Gates of Panorama Hills and Country Hills Towne Centre, this home places you within easy walking distance of scenic parks, playgrounds, Landmark Theatres, Sobeys, Real Canadian Superstore, the Vivo recreation centre, and the public library, while also offering a direct bus route to downtown for a seamless commute.