



GRASSROOTS
REALTY GROUP

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4310, 60 Panatella Street NW
Calgary, Alberta

MLS # A2333973



\$230,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	679 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks		

Inclusions: n/a

Bright 678 sq ft 1 bedroom condo in Panorama Hills with west-facing balcony and electricity included in condo fees. Fresh paint and new flooring throughout, this move-in ready third-floor unit is ideal for first-time buyers, downsizers, or investors. The open-concept layout offers a bright and functional living space, featuring maple kitchen cabinets, granite countertops, stainless steel appliances, and a breakfast bar. The west-facing balcony brings in great natural light and is perfect for enjoying afternoon sun. The spacious primary bedroom includes ample closet space, and the four-piece bathroom is finished with tile flooring and granite accents. In-suite LG washer and dryer (just over a year old) adds everyday convenience. Located in a well-maintained, cat-friendly building, this unit also includes an assigned above-ground parking stall with plug-in. Close to shopping, parks, public transit, and with quick access to Stoney Trail, Deerfoot Trail, and other major routes.