

**3418, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2276448**



**\$279,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

Welcome to this immaculate 2-bedroom (plus a den!), 2-bathroom condo in the heart of Panorama Hills! This unit combines style, comfort, convenience, and value. Featuring a bright and open layout, this unit boasts a functional kitchen, direct access to your private patio, a primary bedroom featuring a walk-through closet and a private 4-piece ensuite, a spacious second bedroom, another 4 piece bathroom and a den that offers extra room for formal dining, office, or a potential third bedroom setup. In-suite laundry provides a must-have for easy, everyday living. Your dedicated parking stall is situated in front of the building, providing effortless and convenient access. Condo fees include heat, water & electricity providing great value and fewer bills to worry about. All this in a well-maintained building close to parks, shopping, transit, and major routes. Stoney Trail, Deerfoot Trail and North Pointe Bus Terminal just minutes away. The Panorama Hills Community Centre consists of a two-floor indoor facility. The fully fenced private park space comes complete with a cascading waterfall, water spray park, children's play structure, three basketball courts, multi-use sport court, paved walking path, three gazebos, tennis court and outdoor fitness equipment. Don't miss out—this is your chance to own a fantastic home in a great community!