

**8106, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2255150**



## \$219,900

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                               |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 581 sq.ft.                                   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -                                            |               |                   |
| <b>Lot Feat:</b> | -                                            |               |                   |

|                    |                                                                                                                                |                   |           |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                                                                                                                      | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate, Tile                                                                                                                 | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                                                                                                              | <b>Condo Fee:</b> | \$ 516    |
| <b>Basement:</b>   | -                                                                                                                              | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Wood Frame                                                                                                                     | <b>Zoning:</b>    | M-C1 d125 |
| <b>Foundation:</b> | -                                                                                                                              | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |           |

**Inclusions:** TV Wall Mount

Move-In Ready Main Floor Condo in Panorama Hills. Welcome to this stylish 1-bedroom, 1-bathroom condo located in the desirable community of Panorama Hills. Ideally situated on the main floor, this home offers convenience, comfort, and modern updates throughout. Step inside to find an updated kitchen featuring quartz countertops, a breakfast bar, and freshly painted cabinets that create a bright, contemporary space. The open-concept layout flows seamlessly into the living area and out to your private, oversized balcony, larger than those on the upper floors, complete with a gas line for your BBQ, making it perfect for entertaining or relaxing outdoors. Enjoy the added convenience of in-suite laundry with a front-loading washer and dryer. This home also includes a heated and secure underground parking stall, a storage locker, and access to plenty of visitor parking for your guests. Located in an incredible area, you'll love the easy access to transit, shopping, schools, parks, and pathways. Commuting is a breeze with quick connections to both Stoney Trail and Deerfoot Trail. This condo is move-in ready and available for immediate possession. Don't miss out on this fantastic opportunity to own in Panorama Hills.