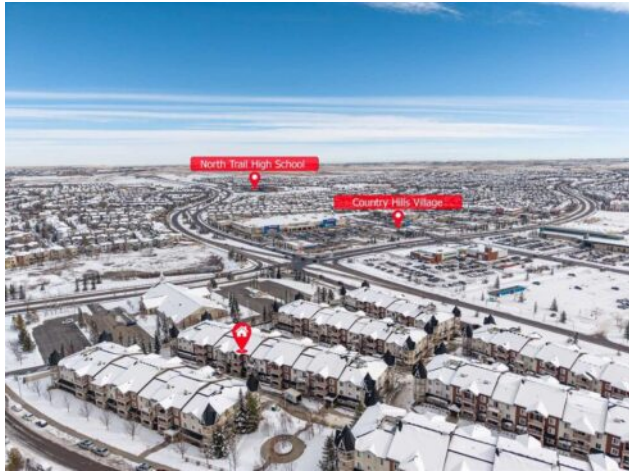


**3112, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2297221**



**\$259,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 649
<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** no

Welcome to this well-maintained 2-bedroom, 2-bathroom condo in the desirable community of Panorama Hills. Featuring an open-concept layout with abundant natural light, the spacious living and dining areas lead to a private patio—perfect for relaxing or entertaining. The primary bedroom includes a walk-in closet and 3-piece ensuite, while the second bedroom is ideal for guests or a home office. A full 4-piece bathroom, in-suite laundry, and separate storage room add everyday convenience. Enjoy a heated underground titled parking stall plus an assigned storage locker. Prime location close to shopping, restaurants, transit, schools, parks, and Vivo for Healthier Generations. Condo fees include all utilities—heat, water, and electricity. Quick possession available. Perfect for first-time buyers, downsizers, or investors.