

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

**MLS # A2305361**



**\$284,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, 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>	-	<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, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this immaculate 2-bedrooms & 2 full bathrooms & a flax room/den/dinning room unit. This top floor condo is neighbouring Gate of Panorama Shopping Centre! The unit features a bright and open layout, Vinyl Plank flooring, a functional kitchen and good size balcony. The primary bedroom offering a walk-through closet and a private 4-piece ensuite. A spacious second bedroom comes with another 4 piece bathroom. The flax room 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 \$430 includes heat, water & electricity providing great value and fewer bills to worry about. Minutes walking distance to 3 difference schools, supermarkets, restaurants, banks, dental offices, liquid story, gas station, and bus stop. All this in a well-maintained building close to parks, shopping, transit, and major routes. Stoney Trail, Deerfoot Trail and North Pointe Bus Terminal. Quick closing day is available.