

**3313, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2315001**



**\$215,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 463
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** BBQ, Couch

Rare opportunity to own a top-floor 1 bedroom, 1 bathroom condo with 9' ceilings, low condo fees, and an unbeatable location in the established community of Panorama Hills. This bright, open concept floor plan offers a functional kitchen with ample counter space and a convenient breakfast bar overlooking the inviting living area, finished with durable laminate flooring throughout. Step outside to your private west facing covered balcony, complete with a gas BBQ (that can be included), perfect for relaxing or entertaining year-round. The spacious primary bedroom comfortably accommodates a queen-sized bed and bedside tables, and features a generous walk-through/walk-in closet leading to the well-appointed 4-piece bathroom. Additional highlights include in-suite laundry, all utilities included in the condo fees (electricity, heat, and water), one titled heated underground parking stall, and a secure assigned storage space conveniently located adjacent to the stall. Ideally situated within walking distance to Superstore, recreation centre, parks, schools, public transit, and a wide array of amenities. A fantastic opportunity for first-time buyers, downsizers, or investors alike. Book your showing today!