

**4201, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2318148**



**\$283,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<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, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Bright CORNER UNIT with South and East exposure, just an 8-minute walk to Captain Nichola Goddard School, offering 978 sq.ft. of thoughtfully designed living space in desirable Panorama Hills. This freshly painted 2 Bedroom, 2 Bathroom apartment features Quartz Countertops, abundant natural light, and a spacious open-concept layout. Step inside and be welcomed by the bright Living Room, where large windows and dual exposures create an airy atmosphere throughout the day. The adjacent Dining Area is well proportioned for everyday meals and entertaining, while patio doors lead to the covered corner Balcony—an ideal space to enjoy your morning coffee or relax outdoors with open South-facing views. The Kitchen is designed for both function and style, featuring quartz countertops, a raised breakfast bar, Bosch dishwasher, ample cabinetry, and generous counter space for meal preparation. The Primary Bedroom features two closets, including a walk-through closet leading to the private 4-piece Ensuite. A second Bedroom is conveniently located near the additional 4-piece Bathroom, providing flexibility for family members, guests, or a home office. Both bedrooms showcase engineered hardwood flooring, adding warmth and elegance throughout. Additional features include In-Suite Laundry, assigned surface parking, and a well-maintained building. Located in the heart of Panorama Hills, this home is just an 8-minute walk to Captain Nichola Goddard School and close to parks, pathways, shopping, restaurants, and everyday amenities. With quick access to Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, commuting throughout Calgary is simple and convenient. An excellent opportunity for first-time buyers, downsizers, or investors seeking comfortable condo living in a well-established NW Calgary community.