

9216, 70 Panamound Drive NW
Calgary, Alberta

MLS # A2335059



\$199,999

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Window Coverings

Come and view this amazing 1 Bed 1 Bath condo in Panorama Hills, a great unit and location for buyers looking to get their first home or an investor adding to their portfolio. This home has a large living room with west facing exposure, paired with a well sized kitchen and dining area it makes great use of the floorplan. The bedroom is spacious and can comfortably fit a king size bed, includes a walk-in closet and full bathroom. The unit comes with TWO TITLED parking stalls - one heated underground stall and an additional surface stall. The unit also comes with a storage locker which is located in front of the underground parking stall. It is perfect for storing excess belongings, bicycles or extra tires for your vehicles. The building and unit have been well maintained, clean and ready for a new buyer. The condo fees cover all of the utilities (electricity, water and gas) making it easier to budget monthly expenses. The condo board permits up to 2 pets subject to approval. The unit was previously rented for \$1500/month and provided great cash flow for the owners in a location that is in close proximity to transit, restaurants, bars, banks, big box retailers and grocery stores including Canadian Tire, Home Depot, Sobeys, Staples, Winners and plenty more!