

2202, 60 Panatella Street NW
Calgary, Alberta

MLS # A2337570



\$285,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	980 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE CANCELLED Welcome to this exceptionally well-positioned 2-bedroom, 2-bathroom corner unit in Panorama Hills! Lovingly owned and occupied by the original owner since Panorama Pointe was constructed, this home offers a rare combination of pride of ownership, privacy, space and value. Perched on the second-floor northwest corner, this is one of the more desirable positions in the building. The corner location means fewer neighbours, additional windows and a larger, more open layout than many interior units. The spacious primary bedroom features a 4-piece ensuite and TWO closets, while the second bedroom and full bathroom provide excellent flexibility for guests, family or a home office. Enjoy your morning coffee or evening downtime on the large, private balcony surrounded by mature trees, creating a peaceful and secluded outdoor space. Additional conveniences include in-suite laundry and a titled parking stall just steps from the elevator—making those grocery trips especially easy. There is also a secondary side entrance to the building with only one flight of stairs to your unit, offering an incredibly convenient alternative to the main entrance and elevator. One of the biggest advantages is the low condo fee that includes electricity—a significant value and an uncommon feature in condo living. Located in desirable Panorama Hills, you're surrounded by parks, pathways, playgrounds, schools, transit and everyday amenities. The nearby Gates of Panorama Hills provides convenient access to groceries, restaurants, services and more, while major routes including Stoney Trail and Deerfoot Trail make commuting across Calgary and beyond easy. A spacious northwest corner unit, original-owner pride, open concept layout, two full bathrooms, exceptional storage, private treed balcony, titled parking and electricity included in the condo

fees—this is the kind of condo that checks the boxes buyers are looking for. With new Carpet and Paint, this unit provides a luxurious blank canvas to create your masterpiece!