

2323, 60 Panatella Street NW
Calgary, Alberta

MLS # A2340290



\$289,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 628
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and thoughtfully designed 2-bedroom, 2-bathroom apartment in the heart of Panorama Hills! Ideally located just an 8-minute walk to Captain Nichola Goddard School, this 954 sq.ft. home offers an excellent combination of comfort, functionality, and location, complete with 1 Titled Underground Parking Stall. The condo fee includes Electricity, Heat, and Water, providing added convenience and helping simplify monthly living expenses. Enjoy easy access to parks, pathways, shopping, restaurants, and everyday conveniences. Step inside to the bright and spacious open-concept Kitchen, Living, and Dining Area, thoughtfully designed for both everyday living and entertaining. The Kitchen features Quartz Countertops, a peninsula with a raised eating bar, ample cabinetry, and generous workspace for meal preparation and storage. The Living Room offers abundant natural light, flowing seamlessly into the Dining Area to create a comfortable and connected space for family and guests. From the Living Room, step directly onto the North-facing Balcony, a great spot to relax and enjoy the outdoors. Durable Vinyl Plank flooring throughout the main living area and both Bedrooms. The large Primary Bedroom offers a comfortable retreat with a Walk-In Closet and private 4pc Ensuite, providing both convenience and privacy. A well-sized second Bedroom is conveniently located near the additional 4pc Bathroom, making it ideal for family members, guests, or a dedicated home office. In-Suite Laundry adds further everyday convenience. Recently upgraded throughout, with newer flooring, newer Kitchen Cabinets with Quartz Counters, newer appliances etc. Enjoy the added value of a condo fee that includes Electricity, Heat, and Water, helping simplify your monthly expenses while providing greater predictability for household costs. Enjoy the

best of Panorama Hills living, with Captain Nichola Goddard School just an 8-minute walk away, along with nearby 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.