

4307, 60 Panatella Street NW
Calgary, Alberta

MLS # A2349224



\$209,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Guest, Off Street, Outside, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 359
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Track Lighting		

Inclusions: N/A

Welcome to this bright and functional 1 BEDROOM + DEN condo in the desirable community of Panorama Hills! Offering a well-designed open-concept layout, this home is an excellent option for FIRST-TIME BUYERS, DOWNSIZERS, or INVESTORS. The kitchen features maple cabinetry, laminate countertops, UPDATED APPLIANCES, and a convenient breakfast bar overlooking the spacious living and dining areas. The home has been refreshed with UPDATED LUXURY VINYL PLANK FLOORING THROUGHOUT (with NO CARPET anywhere in the unit), creating a clean, modern, and low-maintenance living space. The versatile DEN provides the perfect space for a HOME OFFICE, study area, or additional storage. The generously sized Primary Bedroom offers ample closet space with organizers, the 4-piece bathroom is centrally located. Step outside onto your private WEST-FACING BALCONY and enjoy plenty of afternoon and evening sunshine. IN-SUITE LAUNDRY adds everyday convenience, and the unit also includes an assigned OUTDOOR PARKING STALL with plug-in. Even better, the condo fees include ELECTRICITY, HEAT, WATER, HOA and more, helping make monthly expenses easy to manage. Located in a well-maintained complex close to shopping, restaurants, parks, schools, and public transit, with quick access to Stoney Trail, Deerfoot Trail, and other major routes. A fantastic opportunity to own a move-in ready 1 Bedroom + Den home in Panorama Hills