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GRASSROOTS REALTY GROUP

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9307, 70 Panamount Drive NW Calgary, Alberta

MLS # A2355733

$209,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 532
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, Elevator, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

BEAUTIFULLY UPDATED TOP-FLOOR CONDO WITH 9” CEILING, STUNNING VIEWS AND THE CONDO FEE INCLUDES ALL UTILITIES. Welcome to this bright and spacious 1-bedroom condo in the desirable community of Panorama Hills! Featuring 9-foot ceilings, FRESH NEW PAINT, luxury vinyl plank flooring, quartz countertops, and a stylish kitchen backsplash, this move-in-ready home offers modern comfort and style. The open-concept layout features a functional kitchen with a raised eating bar, a generous living room with large sliding patio doors, and a versatile flex space perfect for a home office or dining area. Step onto your private balcony to enjoy unobstructed eastern skyline views, morning sunshine, and summer BBQs. The spacious bedroom offers large windows, a walk-through closet, and convenient access to the main bathroom. Additional highlights include IN-SUITE LAUNDRY, TITLED UNDERGROUND PARKING, and ASSIGNED STORAGE. UNBEATABLE LOCATION! Within walking distance to Vivo for Healthier Generations, Calgary Public Library, Real Canadian Superstore, Landmark Cinemas, Notre Dame High School, and public transit, with easy access to shopping, restaurants, parks, and major roadways. Whether you're a first-time buyer, downsizer, or investor, this stylish, move-in-ready condo offers an exceptional combination of comfort, convenience, and value. DON'T MISS THIS FANTASTIC OPPORTUNITY!

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