

# \$324,000 - 2120, 60 Panatella Street Nw, Calgary

MLS® #A2203450

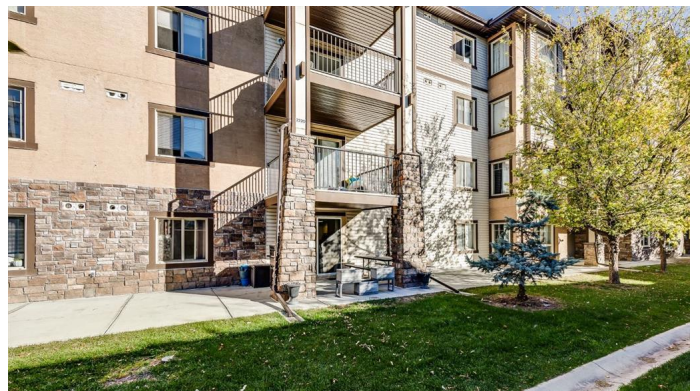
**\$324,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Enjoy all your Summer Days on the OVERSIZED PATIO ALONG SOUTH FACING GREENSPACE in this Great Complex. This 2 BEDROOMS PLUS DEN Condo is FULL OF UPGRADES and also has TITLED UNDERGROUND PARKING. When you arrive, you will notice the Newer Laminate Flooring and the Den off the Foyer which can be used as an Office, second Living Room, Dining Room, or for Storage. The Kitchen has Upgraded Appliances including a DUAL CONVECTION OVEN perfect for baking, and the Dining area can hold a large table. The spacious Living Room has lots of room for you to enjoy your movie nights and has great light from the Patio Door. The Primary Bedroom currently has a Queen Bed with lots of room around it for additional furniture, includes the TV and Wall Mount, has a walk through closet to the 4 Pc Ensuite that has Luxury Vinyl Plank Flooring. The second Bedroom can also hold a Queen Bed and has the Main 4 Pc Bath right beside it. The exterior includes a Covered area perfect to BBQ out of the rain, and is extended the full width of the Condo so you can watch your kids enjoy the grass space, or for you to create a beautiful oasis of plants for you to relax and enjoy. \*CONDO FEES INCLUDE ALL UTILITIES - you pay for internet and cable. You will appreciate the Underground Parking Stall year round. This Complex is walking distance to grocery, shopping, dining, and has quick access to Stoney Trail. \*\*Seller is willing to Paint the blue to a neutral color if



desired\*\* Sorry no dogs permitted in this complex. Book your showing, and letâ€™s make this your new home. Ensure to watch the new video of this great condo on MLS or Realtor.ca

Built in 2007

### Essential Information

MLS® #	A2203450
Price	\$324,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2120, 60 Panatella Street Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0M2

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	March 20th, 2025
Days on Market	66
Zoning	DC
HOA Fees	1
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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