

# **\$304,900 - 3104, 60 Panatella Street Nw, Calgary**

MLS® #A2216484

## **\$304,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

MAIN LEVEL APARTMENT CONDO WITH 2 BEDROOMS PLUS DEN & TWO FULL BATHROOMS & STACKABLE WASHER & DRYER. THIS UNIT HAS OPEN CONCEPT, THROUGH MAIN ENTRANCE TO DINING AREA, KITCHEN AREA WITH BREAKFAST BAR & TWO STOOLS, GRANITE COUNTER TOPS, NEW GARBURATOR & LIVING AREA TO PATIO DOORS WITH CONCRETE DECK. ONE BEDROOM & BATH ON EACH SIDE OF APARTMENT SO IT GIVES YOU PRIVACY. THESE UNITS ARE GREAT FOR 1ST TIME HOME BUYERS & OR RETIRED BUYERS AS UNIT IS ALL ON ONE LEVEL. ASSIGNED PARKING STALL #121 IS LOCATED RIGHT OUTSIDE SIDE ENTRANCE. THIS UNIT IS IN GREAT SHAPE WITH RECENT UPGRADES ARE THE GRANITE COUNTER TOPS & NEWER LAMINTE FLOORING THROUGHOUT. WALKING DISTANCE TO SAVE ON FOOD'S & NUMEROUS OTHER SHOPS. THE SIDING & ROOFING ARE PRESENTLY BEING REPLACED DUE TO THE HAIL STORM IN AUGUST 2024 & IS BEING COVERED BY THE INSURANCE COMPANY. CONTACT YOUR PROFESSIONAL REALTOR TODAY FOR YOUR PRIVATE VIEWING.

Built in 2008

## **Essential Information**

MLS® #

A2216484



|                |                   |
|----------------|-------------------|
| Price          | \$304,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3104, 60 Panatella Street Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K0M3                       |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Elevator(s), Park, Playground, Trash |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Stall                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Elevator         |
| Appliances        | Dishwasher, Garburator, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating           | Baseboard, Electric   |
| Cooling           | None  |
| Fireplaces        | None  |
| # of Stories      | 4   |
| Basement          | None  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

Construction            Stone, Wood Frame, Shingle Siding, Wood Siding

**Additional Information**

Date Listed            May 20th, 2025  
Days on Market        13  
Zoning                 DC  
HOA Fees              484  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            MaxWell Capital Realty

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