

# \$299,900 - 4217, 60 Panatella Street Nw, Calgary

MLS® #A2240246

**\$299,900**

2 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to this bright and spacious 2 Bedroom, 2 Bathroom corner unit offering 908 sq ft of stylish living in the heart of Panorama Hills. This end unit is bathed in natural light and features vinyl plank flooring, a cozy gas fireplace, and a generous open-concept layout ideal for comfortable and modern living.

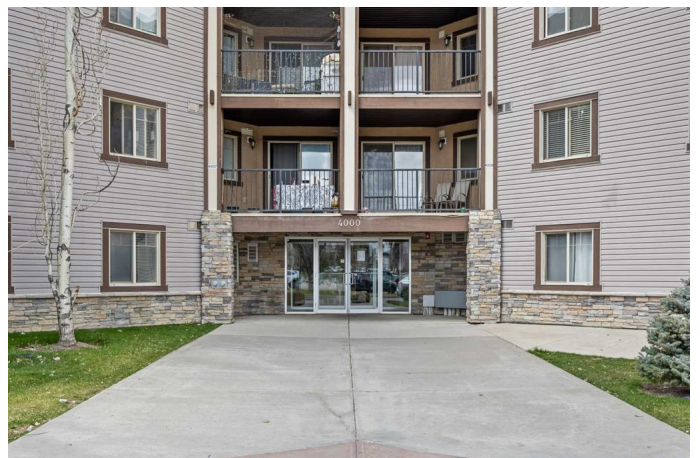
The well-appointed Kitchen boasts a pantry and ample cabinetry. Spacious Living and Dining Room, and Patio doors to your private balcony – perfect for morning coffee or evening relaxation.

The Primary Bedroom offers a walk-in closet and a private 4-piece Ensuite. Second bedroom is on the other side of the unit that gives a good privacy for roommate, and second bathroom close to it.

This unit includes 1 assigned parking stall and ALL utilities covered in the condo fees – electricity, heat, water, and more!

Enjoy unbeatable access to nearby amenities like schools, playgrounds, Save-On-Foods, T&T Market, restaurants, Vivo Centre, and more, with easy routes to Stoney Trail and public transit.

Whether you're a first-time buyer or investor, this move-in-ready gem offers unbeatable value and location in a



well-managed building. Don't miss it!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240246          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 908               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 4217, 60 Panatella Street Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 0M4                      |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Assigned, Stall              |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                 |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| # of Stories | 4                |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Construction      | Concrete, Stone, Vinyl Siding |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.