

**8314, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2166227



\$255,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	580 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 496
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Welcome home to your top floor unit with 9-foot ceilings, located in the very desirable community of Panorama Hills. This Cardel built unit is in a perfect location and provides all the conveniences of condominium living. Upon entering, you will notice how spacious this home feels. There is a large entrance versatile enough to accommodate a den or office area. Take a few steps in and you will be greeted by a beautiful kitchen with maple cabinets and black appliances (newer microwave/hoodfan). The kitchen provides ample space for cooking and storage, and offers an eat up bar which is perfect for quick meals and entertaining. The living room and dining room area is open and boasts a lovely corner fireplace for those cool fall nights, or to create ambiance for family and friends. Through the dining area you can access your west facing patio through the glass sliding doors which provide additional natural light, and which gives you the opportunity to enjoy the beautiful sunsets. There is a gas BBQ hookup on the patio as well for your convenience. The large master bedroom has great natural light and a walk-through closet to the four piece bathroom. Having in suite laundry is a complete necessity and convenience that this condominium offers. Your condo fees include electricity, heat, and water. The added bonus of your titled, heated underground parking (closest stall to the elevator) will have you asking how you ever parked outside and had to go out in a cold car, and there is extra storage behind your parking stall. This well-run condominium is in an outstanding location - close to greenspace, playground, walking and biking trails, shopping, groceries, movie theatre, transit, recreation centre, golf course, and access to major routes like Deerfoot & Stoney Trails means you will be able to get downtown or the airport super easily. This is a fantastic opportunity to live or to rent (current tenant is willing

to stay) in a wonderful community!