

**2111, 70 Panamount Drive NW  
Calgary, Alberta**

**MLS # A2207090**



**\$319,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Vinyl, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 610

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked

Welcome to the prestigious Panamount Place! This ground level condo is ideal and convenient for any pet owner who wants easy access to green grass and a patio for entertaining family and friends. You won't be disappointed with the spacious layout of this 2 bedroom, 2 bath unit, including a generous sized den. Other attractive features include a cozy corner gas fireplace, New kitchen cabinets, fresh paint throughout, new high end laminate flooring, in-suite laundry and underground heated parking with a large private locker for extra storage! Brand new stove! ALL UTILITIES ARE INCLUDED in your condo fees (Heat, Electricity and water). Built in gas connection for the BBQ. Within walking distance to Superstore, Landmark, Home depot, Canadian Tire and several shops and restaurants, and only 20 minutes to downtown with easy access to transit. Main bus depot is nearby. Since this is a side unit, you may have plenty of street side visitors parking.