

**4415, 60 Panatella Street NW  
Calgary, Alberta**

**MLS # A2213065**



**\$315,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	754 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** bbq

Beautiful TOP FLOOR, fully renovated condo in Panorama Hills! This condo was fully renovated in 2022 and has been well maintained. Updates include new counters, cabinets and vinyl plank flooring. All 6 appliances were updated in November 2023. It has an open floor plan with dining, living and kitchen. Also features, 2 bedrooms, 2 bathrooms plus a versatile den! South exposure throughout keeping it bright and airy. Location is perfect with shopping plaza, schools and bus stop all just steps away. Access to panorama community centre as well. Easy access to Stoney Trail, 14th St, Deerfoot trail and downtown. Low monthly condo fees that include gas, heat, electricity and more. Move in ready! Great for first time homebuyers, downsizing and investors alike.