

3104, 60 Panatella Street NW
Calgary, Alberta

MLS # A2216484



\$304,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	None	LLD:	-
Exterior:	Shingle Siding, Stone, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Washer/Dryer

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.