

**2118, 60 Panatella Street NW**  
**Calgary, Alberta**

**MLS # A2280428**



**\$289,999**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Welcome to Panorama Pointe &mdash; a beautifully maintained and updated 2 bedroom, 2 bathroom condo offering exceptional value and comfort in Panorama Hills. Priced at \$289,999, this bright south-facing unit features a smart, open-concept layout with approximately 850 sq ft of well-designed living space filled with natural light. Recent updates include new flooring and upgraded appliances (2020), giving the home a clean, modern feel. The primary bedroom offers a private ensuite, while the second bedroom and full bathroom provide flexibility for guests, a home office, or shared living. Additional highlights include in-suite laundry and secure titled underground parking (stall #430). The professionally managed complex is known for its strong management and healthy reserve fund. Condo fees include all utilities and HOA fees, covering heat, water, electricity, parking, insurance, snow removal, professional management, and reserve fund contributions. Residents also enjoy access to the Panorama Hills Community Centre, offering year-round recreational activities. Ideally located steps from shopping, schools, transit, parks, and walking paths, with quick access to major roadways and future transit expansion. Whether you're a first-time buyer, investor, or downsizer, this home delivers outstanding value, convenience, and lifestyle.