

\$295,000 - 104, 60 Panatella Landing Nw, Calgary

MLS® #A2084240

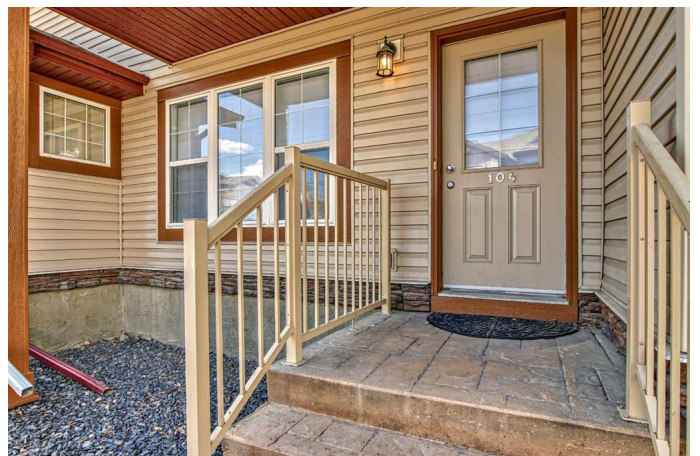
\$295,000

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

You can still view the property and put in back-up offer while it's pending. LOW CONDO FEE! \$215. The unit is energy efficient. According to the current owner, utilities only cost \$200-300/month. As you enter the home, the spacious townhouse greets you with a nice open floor plan. Whether you are in the living room, dining or the kitchen, your whole family can always socialize. A 4-piece bathroom at the center of the home for easy access. One master bedroom and an extra bedroom with a private glass door to the backyard patio. The backyard patio is rare in this complex and great for outdoor activities like barbeque or hanging out in the sun or the moon. Condominium Corporation has a strict standard on the type of flooring allowed on the second floor to ensure the residents downstairs have a quiet living experience. The Washer/Dryer/Refrigerator are relatively new. A heat recovery ventilator (HRV) is a ventilation device that helps make your home healthier, cleaner, and more comfortable by continuously replacing stale indoor air with fresh outdoor air. A new vinyl plank floor was recently installed in the unit. New light fixtures. New high-quality window covering. The residents of Panorama Hills have the privilege of using the Community Centre. It offers many private and secure outdoor and indoor activities to your whole family. 1 minute from Junior High School, High School and the bus station, 2 minutes from Elementary School and tons of shopping. Similar 2-bedroom units



in the same complex are currently renting for around \$2300.

Built in 2008

Essential Information

MLS® #	A2084240
Price	\$295,000
Sold Price	\$283,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	104, 60 Panatella Landing Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0K8

Amenities

Amenities	Park, Picnic Area, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recreation Facilities, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	In Floor
Cooling	None, Other
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 26th, 2023
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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