

# \$317,500 - 2101, 70 Panamount Drive Nw, Calgary

MLS® #A2109971

**\$317,500**

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Incredible investment opportunity! First time buyers and right sizers, this ticks all of the boxes. Nestled in Panorama Hills is this updated Main floor CORNER UNIT only steps from shopping complexes and Schools. This fantastic suite is measured at 939 sqft and has all the space for a new and growing family, empty nesters, roommates and especially those that work from home. Featuring 2 spacious bedrooms, 2 full bathrooms, inner suite laundry and your very own Home Office/Den. As you walk in you will feel the open space that this airy and bright corner unit has to offer. The main floor office is away from the living room and closed in with French doors for those that need privacy for work, or those that are gamers. The bedrooms are nicely separated for the privacy of roommates, younger families, guests, or that growing family with Teenager. 2022 saw updates to the floors with new LVP flooring and paint refreshed all throughout. The kitchen opens to the living room with a lovely wrap around balcony to enjoy the outdoors and the maintained grounds. Your primary bedroom has its own en-suite accessed by the walk through closet with hanging space on both sides. Having a corner unit adds the extra windows which allow for tons of natural light, all the while looking into the perennial shrubs and treed area giving that nice private feel. This main floor unit is slightly elevated for added security without having to haul the groceries up all those extra floors. Across the



street you will find one of the best shopping centres the NW has to offer. Landmark cinemas, Transit station, Restaurants, Grocery stores, Hardware stores, soccer fields and more! Plenty of schools nearby from K-6 and 10-12 in both Catholic and Public systems. Did we forget to mention the condo fees include Heat, Water, Sewer and Electricity! Last, but not least is the added benefit of TITLED PARKING and an Underground storage locker! This listing is sure to impress! Don't miss out, call to view today!

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2109971      |
| Price          | \$317,500     |
| Sold Price     | \$320,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 939           |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 2101, 70 Panamount Drive Nw |
| Subdivision | Panorama Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K5Z1                      |

### **Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas, Living Room                                                  |
| # of Stories      | 3                                                                 |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2024 |
| Date Sold      | March 7th, 2024     |
| Days on Market | 12                  |
| Zoning         | M-C1 d125           |
| HOA Fees       | 0.00                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.