

# \$350,000 - 2425, 60 Panatella Street Nw, Calgary

MLS® #A2136523

## \$350,000

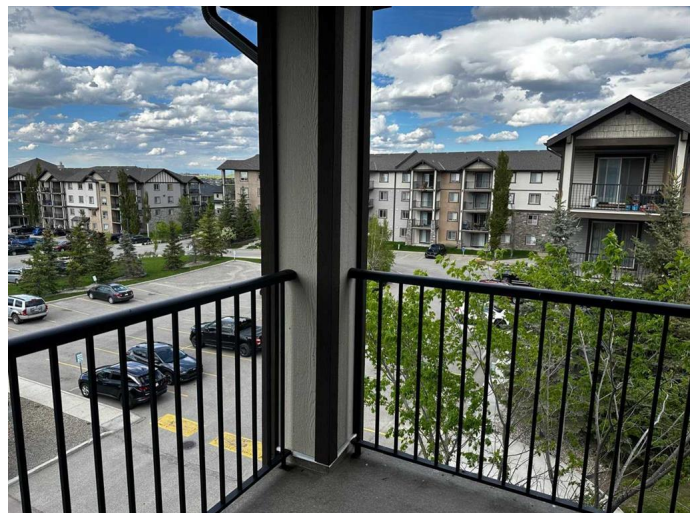
2 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome to this TOP-FLOOR corner unit in Panorama Hills, one of the largest 2-bedroom, 2-bath units in the 2000 building, offering 992 SqFt of modern urban living. The open floor plan includes a spacious living room and dining room, along with in-suite laundry with additional storage. Enjoy a large north, east n south-facing balcony with open views and abundant natural light from large north, east n south-facing windows. The bedrooms are situated on opposite sides of the unit for enhanced privacy, with the master bedroom featuring a private 4-piece ensuite and a walk-in closet, and the second bedroom ideal for children, guests, or a home office. Additional amenities include the largest enclosed storage room (2 times the regular size, more than 110 Sqft, #479) and underground heated titled parking. All utilities (heat, ,electricity, water, and sewage) and community fee are included in the condo fees. This home is located within walking distance of parks, playgrounds, lakes, 2 good schools, shops, banks, and restaurants, with easy access to Stoney Trail and Deerfoot. Proximity to Vivo Recreation Centre, the public library, the new senior high school - North Trail High School and a movie theatre enhances convenience, . Whether youâ€™re a first-time buyer, downsizing, or seeking an investment opportunity, this condo offers the perfect blend of comfort and convenience.

Built in 2008



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2136523      |
| Price          | \$350,000     |
| Sold Price     | \$348,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 992           |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2425, 60 Panatella Street Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 0M1                      |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Parking, Playground, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Heated Garage, Titled, Underground                             |

## Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Track Lighting, Walk-In Closet(s)                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                                          |
| Cooling           | None                                                                                                                               |
| # of Stories      | 4                                                                                                                                  |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Lot Description   | Corner Lot, Landscaped, Level, Views |

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Brick, Wood Frame, Wood Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 3rd, 2024  |
| Date Sold      | June 22nd, 2024 |
| Days on Market | 19              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 210.00          |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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