

\$255,000 - 8314, 70 Panamount Drive Nw, Calgary

MLS® #A2166227

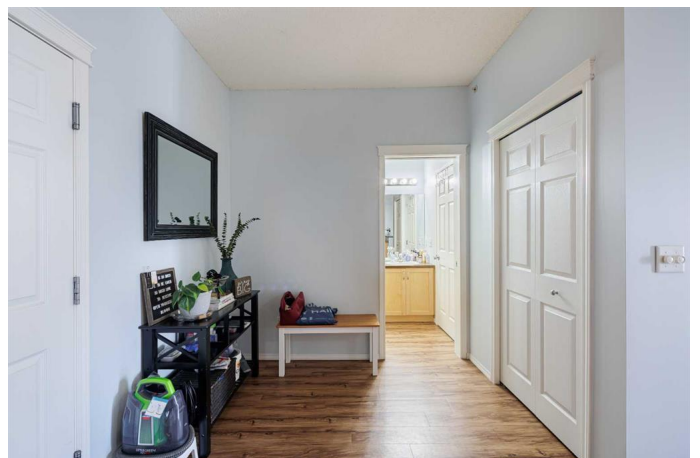
\$255,000

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Welcome home to your top floor unit with 9-foot ceilings, located in the very desirable community of Panorama Hills. This Cardel built unit is in a perfect location and provides all the conveniences of condominium living. Upon entering, you will notice how spacious this home feels. There is a large entrance versatile enough to accommodate a den or office area. Take a few steps in and you will be greeted by a beautiful kitchen with maple cabinets and black appliances (newer microwave/hoodfan). The kitchen provides ample space for cooking and storage, and offers an eat up bar which is perfect for quick meals and entertaining. The living room and dining room area is open and boasts a lovely corner fireplace for those cool fall nights, or to create ambiance for family and friends. Through the dining area you can access your west facing patio through the glass sliding doors which provide additional natural light, and which gives you the opportunity to enjoy the beautiful sunsets. There is a gas BBQ hookup on the patio as well for your convenience. The large master bedroom has great natural light and a walk-through closet to the four piece bathroom. Having in suite laundry is a complete necessity and convenience that this condominium offers. Your condo fees include electricity, heat, and water. The added bonus of your titled, heated underground parking (closest stall to the elevator) will have you asking how you ever parked outside and had to go out in a cold car, and there is extra



storage behind your parking stall. This well-run condominium is in an outstanding location - close to greenspace, playground, walking and biking trails, shopping, groceries, movie theatre, transit, recreation centre, golf course, and access to major routes like Deerfoot & Stoney Trails means you will be able to get downtown or the airport super easily. This is a fantastic opportunity to live or to rent (current tenant is willing to stay) in a wonderful community!

Built in 2004

Essential Information

MLS® #	A2166227
Price	\$255,000
Sold Price	\$258,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	580
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	8314, 70 Panamount Drive Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6L7

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1

Parking	Garage Door Opener, Heated Garage, Titled, Underground
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Interior

Interior Features	High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 4th, 2024
Days on Market	15
Zoning	M-C1 d125
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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