

# **\$304,900 - 3104, 60 Panatella Street Nw, Calgary**

MLS® #A2216484

**\$304,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

MAIN LEVEL APARTMENT CONDO WITH 2 BEDROOMS PLUS DEN & TWO FULL BATHROOMS & STACKABLE WASHER & DRYER. THIS UNIT HAS OPEN CONCEPT, THROUGH MAIN ENTRANCE TO DINING AREA, KITCHEN AREA WITH BREAKFAST BAR & TWO STOOLS, GRANITE COUNTER TOPS, NEW GARBURATOR & LIVING AREA TO PATIO DOORS WITH CONCRETE DECK. ONE BEDROOM & BATH ON EACH SIDE OF APARTMENT SO IT GIVES YOU PRIVACY. THESE UNITS ARE GREAT FOR 1ST TIME HOME BUYERS & OR RETIRED BUYERS AS UNIT IS ALL ON ONE LEVEL. ASSIGNED PARKING STALL #121 IS LOCATED RIGHT OUTSIDE SIDE ENTRANCE. THIS UNIT IS IN GREAT SHAPE WITH RECENT UPGRADES ARE THE GRANITE COUNTER TOPS & NEWER LAMINTE FLOORING THROUGHOUT. WALKING DISTANCE TO SAVE ON FOOD'S & NUMEROUS OTHER SHOPS. THE SIDING & ROOFING ARE PRESENTLY BEING REPLACED DUE TO THE HAIL STORM IN AUGUST 2024 & IS BEING COVERED BY THE INSURANCE COMPANY. CONTACT YOUR PROFESSIONAL REALTOR TODAY FOR YOUR PRIVATE VIEWING.

Built in 2008

## **Essential Information**

MLS® #

A2216484



Price	\$304,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3104, 60 Panatella Street Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K0M3

### Amenities

Amenities	Elevator(s), Park, Trash, Playground
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garburator, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
Fireplaces	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction            Shingle Siding, Stone, Wood Frame, Wood Siding

**Additional Information**

Date Listed            May 20th, 2025  
Days on Market        2  
Zoning                 DC  
HOA Fees              484  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            MaxWell Capital Realty

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