

# **\$324,900 - 2308, 60 Panatella Street Nw, Calgary**

MLS® #A2234861

**\$324,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

This is the unit with the must-haves: Bigger floor plan, 2 bedroom, 2 bathrooms, plus a Den, Indoor Titled parking, and West balcony for evening sun. The open concept between living room, dining room, and kitchen give you great space and flexibility. The den is a bonus suitable for an office, TV room, storage, or a small bed.

There is stainless steel kitchen appliances, laundry space in the suite, and granite countertops in kitchen and bathrooms. Everything is easy keep. Upgrades include laminate flooring and Alexa-activated light bulbs (4-6). The underground/heated parking, and big covered balcony set this unit apart from others.

This unit is quiet and safe at the outer west side of the complex. The complex is well run and has a healthy reserve fund. Work completed on the building includes mechanical upgrades, and roofing replacement is in progress. Electricity and water utility costs are covered in the condo fee. Walking distance are green spaces, multiple schools, and a shopping centre with Tim Hortons and Save On Foods. A little further are main roads, the future C Train route, a major shopping centre, and Vivo recreation complex. Panorama Hills has a Community Centre with a spray park and other amenities. This home is a true balance of practical living and lifestyle. You do not want to miss this opportunity.

Built in 2008



## Essential Information

MLS® #	A2234861
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2308, 60 Panatella Street Nw
Subdivision	Panorama Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0M2

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Window Coverings, Electric Oven, Microwave Hood Fan, Washer
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
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Construction	Stucco, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	66
Zoning	DC (pre 1P2007)
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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