

**1426, 60 Panatella Street NW**  
**Calgary, Alberta**

**MLS # A2156090**



**\$364,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 636
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Discover the epitome of sophisticated urban living in this breathtaking top-floor corner unit, where luxury meets convenience. Spanning nearly 1,000 sq feet of meticulously designed living space, this exquisite condo promises a blend of modern elegance and everyday comfort. Upon entering, you are greeted by an open, sun-drenched living area that boasts a south-west facing balcony, ideal for basking in the sun's warmth throughout the day and savoring tranquil evening sunsets. The expansive layout features two generously sized bedrooms and two opulent full bathrooms, each thoughtfully appointed with upscale finishes and designed for ultimate relaxation and privacy. The unit is adorned with sleek, high-quality flooring that adds a touch of refinement while eliminating the need for carpet. The full-size in-suite laundry room is a testament to the home's commitment to convenience, making everyday tasks effortless and efficient. Step outside your door to enjoy a range of desirable amenities, including a coveted underground heated parking stall and additional storage space, ensuring both security and ample room for your treasures. The all-inclusive condo fee covers utilities such as gas, heat, and electricity, providing a seamless living experience with predictable monthly expenses. Positioned in a vibrant neighborhood, this exceptional residence is just a stone's throw from premier shopping destinations, top-rated schools, picturesque parks, and engaging playgrounds. Embrace a lifestyle of luxury and ease in this magnificent condo, where every detail has been meticulously crafted to offer the ultimate living experience. Don't miss the opportunity to make this lavish retreat your new home.