

**4210, 70 Panamont Drive NW
Calgary, Alberta**

MLS # A2166145



\$315,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	823 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	None	LLD:	-
Exterior:	None, Vinyl Siding	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome Home! Step into this spacious and sun-filled 2-bedroom, 2-bathroom unit with a den, offering an exceptional living experience in the family-friendly community of Panorama Hills. With its southeast exposure, this home is bathed in natural light throughout the day, creating a bright and inviting atmosphere. The well-appointed kitchen offers ample space for meal prep and storage, making it the perfect spot for cooking up your favorite dishes. The open-concept living area is ideal for entertaining, featuring a generous living room anchored by a cozy gas fireplace. Sliding doors lead out to your private patio, a serene spot to enjoy your morning coffee or unwind with a glass of wine in the evening. Two spacious bedrooms complete the layout, providing comfort and privacy. Additional perks include in-suite laundry, a storage locker, and a heated, titled underground parking spot. There's plenty of visitor parking available for guests within the complex. Enjoy the ease of condo living with no snow removal or lawn care worries, and all utilities (except internet) included. Conveniently located near Stoney Trail and Deerfoot Trail, this home offers quick access to everything you need. Minutes away from popular spots like VIVO, Superstore, Winners, Petland, Canadian Tire, T&T Market, and CrossIron Mills, plus a major transit hub just down the road, you're perfectly positioned for both convenience and comfort. With its thoughtful design, prime location, and sunny ambiance, this 2-bedroom, 2-bathroom unit is the ideal place to call home.