

**2120, 60 Panatella Street NW**  
**Calgary, Alberta**

**MLS # A2171695**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                      |                   |        |
|--------------------|----------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                    | <b>Condo Fee:</b> | \$ 533 |
| <b>Basement:</b>   | -                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame           | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s)       |                   |        |

**Inclusions:** TV and Wall Mount in Primary Bedroom, Attached wall shelves in Den and Primary Bedroom.

**SELLER MOTIVATED - Let's work a Deal! \*\* 2 BEDROOMS PLUS DEN | BACKS ONTO GREENSPACE | TITLED UNDERGROUND PARKING.** This Great Condo is a nice find as it is MAIN FLOOR and backs onto a Southfacing Greenspace with an OVERSIZED CONCRETE PATIO making it a Fantastic space to relax in. When you arrive, you will notice the Newer Laminate Flooring and the Den off the Foyer which can be used as an Office space, second Living Room, or for storage. The Kitchen has Upgraded Appliances including a DUAL CONVECTION OVEN perfect for baking, and the Dining area can hold a larger table. The great Living Room has the patio access. The Primary Bedroom currently has a Queen Bed with lots of room around it for additional furniture, includes the TV and Wall Mount, has a walk through closet to the 4 Pc Ensuite with Luxury Vinyl Plank Flooring. The second Bedroom is spacious with the Main 4 Pc Bath right beside it. This Condo has a TITLED UNDERGROUND PARKING STALL. Condo fees include All Utilities - you pay for internet and cable. Sorry no dogs permitted in this complex. This great condo is ready for you to make it yours so book your showing today. Quick Possession is available if desired.