

**5311, 70 Panamound Drive NW**  
**Calgary, Alberta**

**MLS # A2173378**



**\$318,500**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Low Flow Plumbing Fixtures		

**Inclusions:** N/A

Welcome to Panamound Place, where you can enjoy the ease of condo living in this very accommodating two-bedroom apartment (with DEN), perfect for first-time buyers, downsizers, or investors wanting to grow their real estate portfolio. As soon as you enter, immediately to your right is your den/multi-purpose space, which, with a couple of additions, can easily be converted to a pantry, study area, fitness/yoga room, or kept as-is for extra storage. The wide-open layout between your kitchen (with newly replaced flooring at the start of this year) and spacious living area means you can enjoy uninterrupted quality time while preparing meals for family or entertaining friends and other guests. Two nicely sized bedrooms, your own private 4-piece ensuite, an additional 4-piece bath, convenient in-suite laundry, and a sunny, west-facing balcony complete the simple, yet fully-functional layout. Also included with this home are TWO TITLED parking spots, one being above-ground, and the second in the heated underground parkade (first spot on the left as soon as you enter, extra spacious!), as well as an additional storage locker, also housed within the secure parkade. A major perk of living here is the closeness to all necessary amenities, such as the nearest park and bus route only a 7-minute walk away, and Superstore, Vivo, the North Pointe Transit Terminal, Landmark Theater, plenty of nearby dining and shopping options, major retailers, medical clinics...all within a short drive or 10-minute walk. The cherry on top is the ease of access to major arteries such Country Hills Blvd., Harvest Hills Blvd., Stoney Trail, and Deerfoot Trail, getting you to where you have to go, quicker. Easy condo living in a great location, with everything you need nearby, and less commuting time must be the reason why homes here are snatched up so quickly. Book your private viewing and see for

yourself...everyone is welcome!