

**2207, 70 Panamont Dr NW**  
**Calgary, Alberta**

**MLS # A2179723**



**\$354,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2009 (15 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	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** REFRIGERATOR, STOVE, DISHWASHER, WASHER, DRYER, MICROWAVE

Welcome to 70 Paramount Drive, a beautifully updated condo in the heart of Panorama Hills! This spacious 2-bedroom, 2-bathroom unit also features a den, making it a perfect fit for professionals, small families, or downsizers. Freshly enhanced with brand-new paint and flooring, this corner-end unit offers an open-concept design and a cozy living room flooded with natural light, thanks to its prime positioning. Step out onto the large balcony, perfect for enjoying your morning coffee or unwinding after a long day. The master bedroom includes a walk-through closet leading to a private 4-piece ensuite. A second bedroom, a den, and an in-suite laundry room complete the well-thought-out floor plan. Additionally, this property boasts the convenience of underground titled parking in a secure parkade. Located just minutes from shopping, restaurants, schools, public transit, and the local recreation center, this condo offers unparalleled accessibility and lifestyle perks. Out of town? not a problem, check out the virtual tour. Don't miss this fantastic opportunity, call today to book your private viewing!