

# \$279,900 - 3418, 60 Panatella Street Nw, Calgary

MLS® #A2240850

**\$279,900**

2 Bedroom, 2.00 Bathroom, 745 sqft

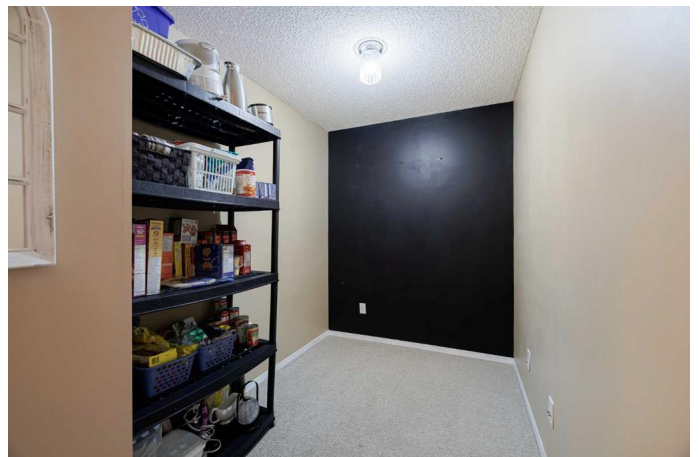
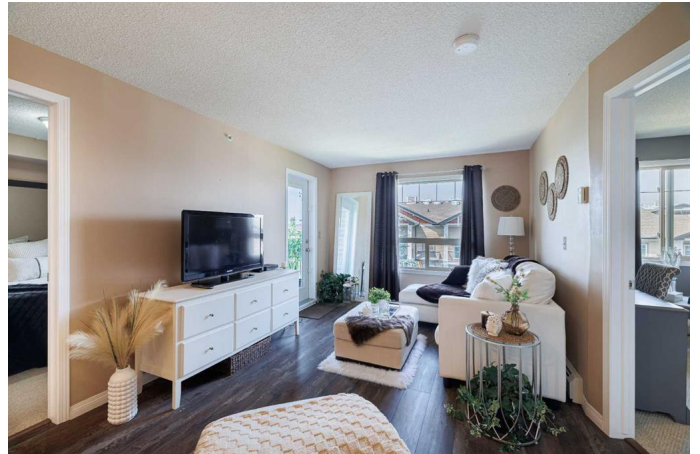
Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

**PRICE ADJUSTMENT! MOTIVATED SELLER!** Welcome to this immaculate 2-bedroom (plus a den!), 2-bathroom condo in the heart of Panorama Hills! This unit combines style, comfort, convenience, and value. Featuring a bright and open layout, this unit boasts a functional kitchen, direct access to your private patio, a primary bedroom featuring a walk-through closet and a private 4-piece ensuite, a spacious second bedroom, another 4 piece bathroom and a den that offers extra room for formal dining, office, or a potential third bedroom setup. In-suite laundry provides a must-have for easy, everyday living. Condo fees include heat, water & electricity providing great value and fewer bills to worry about. All this in a well-maintained building close to parks, shopping, transit, and major routes. Stoney Trail, Deerfoot Trail and North Pointe Bus Terminal just minutes away. The Panorama Hills Community Centre consists of a two-floor indoor facility. The fully fenced private park space comes complete with a cascading waterfall, water spray park, children's play structure, three basketball courts, multi-use sport court, paved walking path, three gazebos, tennis court and outdoor fitness equipment. Don't miss out—this is your chance to own a fantastic home in a great community!

Built in 2007

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2240850          |
| Price          | \$279,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 745               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3418, 60 Panatella Street Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 0M3                      |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                 |
| Parking        | Assigned, Stall, Guest, Parking Lot, Plug-In      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Elevator                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 61              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 50              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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