## 4217, 60 Panatella Street NW Calgary, Alberta

MLS # A2240246

\$299,900

Division:   Panorama Hills   Type:   Residential/Low Rise (2-4 stories)   Style:   Apartment-Single Level Unit     Size:   908 sq.ft.   Age:   2008     Beds:   2							
Style: Apartment-Single Level Unit  Size: 908 sq.ft. Age: 2008  Beds: 2 Baths: 2  Garage: Assigned, Stall  Lot Size: -  Lot Feat: -  Heating: Baseboard Water: -  Floors: Vinyl Plank Sewer: -  Roof: - Condo Fee: \$521  Basement: -  Exterior: Concrete, Stone, Vinyl Siding Zoning: DC (pre 1P2007)  Foundation: -  Utilities: -			Division:	Panoram	a Hills		
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Lot Size: -         Lot Feat: -       Lot Feat: -         Heating: Baseboard       Water: -         Floors: Vinyl Plank       Sewer: -         Roof: -       Condo Fee: \$521         Basement: -       LLD: -         Exterior: Concrete, Stone, Vinyl Siding       Zoning: DC (pre 1P2007)         Foundation: -       Utilities: -			Beds:	2	Baths:	2	
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Foundation: - Utilities: -	Basement:	-		LL	D: -		
	Exterior:	Concrete, Stone, Vinyl Siding		Zo	oning: DC (pr	e 1P2007)	
Features: Open Floorplan, Pantry	Foundation:	-		Ut	ilities: -		
	Features:	Open Floorplan, Pantry					
Inclusiones N/A	In alwaia no:						
Inclusions: N/A	inclusions:	N/A					

Welcome to this bright and spacious 2 Bedroom, 2 Bathroom corner unit offering 908 sq ft of stylish living in the heart of Panorama Hills. This end unit is bathed in natural light and features vinyl plank flooring, a cozy gas fireplace, and a generous open-concept layout ideal for comfortable and modern living. The well-appointed Kitchen boasts a pantry and ample cabinetry. Spacious Living and Dining Room, and Patio doors to your private balcony — perfect for morning coffee or evening relaxation. The Primary Bedroom offers a walk-in closet and a private 4-piece Ensuite. Second bedroom is on the other side of the unit that gives a good privacy for roommate, and second bathroom close to it. This unit includes 1 assigned parking stall and ALL utilities covered in the condo fees — electricity, heat, water, and more! Enjoy unbeatable access to nearby amenities like schools, playgrounds, Save-On-Foods, T&T Market, restaurants, Vivo Centre, and more, with easy routes to Stoney Trail and public transit. Whether you're a first-time buyer or investor, this move-in-ready gem offers unbeatable value and location in a well-managed building. Don't miss it!