

8316, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2167745



\$269,900

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	580 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 496

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: none

This bright and open top-floor condo in the desirable community of Panorama Hills offers an ideal blend of comfort and convenience. With almost 600 sq. ft. of living space, the unit boasts 9-foot ceilings and comes with all utilities included in the condo fee for a worry-free living experience. The bright kitchen is equipped with ample counter space and a raised breakfast bar, perfect for casual meals. The central living room opens up to a spacious southwest-facing balcony, ideal for morning coffees or evening BBQs with its natural gas hookup. The primary bedroom features a walk-through closet leading to a 4-piece ensuite. Recent upgrades include new luxury vinyl plank flooring, LED light fixtures throughout, and new blinds/curtains. The condo also offers in-suite laundry, heated titled underground parking, and an additional storage locker for added convenience. Located just steps away from playgrounds, schools, shopping, and restaurants at Country Hills Town Centre, this property is perfectly situated. Easy access to major routes like Stoney Trail and Deerfoot Trail, along with proximity to the North Pointe Transit Terminal, makes commuting a breeze. Set within the well-maintained Panamont Place, this condo complex is surrounded by lush landscaping, ample visitor parking, and amenities at your doorstep. Whether you're a first-time homebuyer or looking for an investment, this condo is a fantastic opportunity!