

# **\$319,900 - 2308, 60 Panatella Street Nw, Calgary**

MLS® #A2260993

**\$319,900**

2 Bedroom, 2.00 Bathroom, 901 sqft

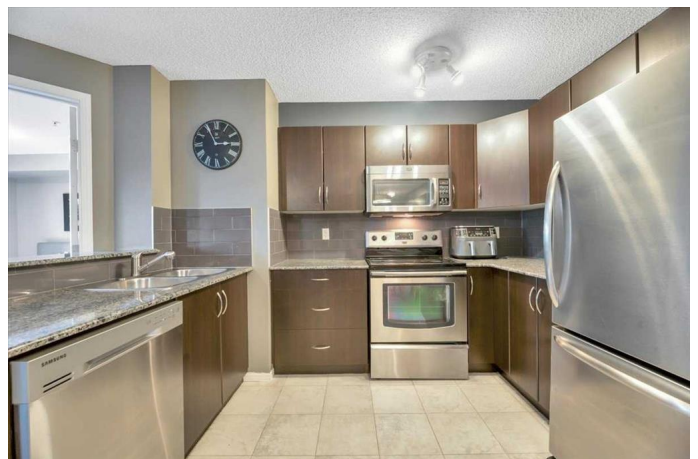
Residential on 0.00 Acres

Panorama Hills, Calgary, Alberta

Must-haves included here: Bigger floor plan, 2 bedroom, 2 bathrooms, plus a Den, Indoor Titled parking, and West balcony for evening sun. The open concept between living room, dining room, and kitchen give you great space and flexibility. The den is a bonus suitable for an office, TV room, storage, or a small bed. There is stainless steel kitchen appliances, in-suite laundry space, and granite countertops in kitchen and bathrooms. Everything is easy keep. Upgrades include laminate flooring and Alexa-activated light bulbs (4-6). The underground/heated parking, and big covered balcony set this unit apart from others.

This unit is quiet and safe at the outer west side of the site. The complex is well run and has a healthy reserve fund. Work completed on the building includes mechanical upgrades, and recent roofing replacement. Electricity, heating and water utility costs are covered in the condo fee. Walking distance are green spaces, multiple schools, and a shopping centre with Tim Hortons and Save On Foods. A little further are main roads, the future CTrain route, a major shopping centre, and Vivo recreation complex. Panorama Hills has a Community Centre with water features and other amenities. This home is a true balance of practical living and lifestyle. You do not want to miss this opportunity.

Built in 2008



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260993          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 901               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2308, 60 Panatella Street Nw |
| Subdivision | Panorama Hills               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3K 0M2                      |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Trash, Visitor Parking                               |
| Parking Spaces | 1                                                    |
| Parking        | Heated Garage, Parkade, Secured, Titled, Underground |

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                   |
| Heating           | Baseboard, Natural Gas                                                                                                                         |
| Cooling           | None                                                                                                                                           |
| # of Stories      | 4                                                                                                                                              |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingle                  |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 13                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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