

**4203, 60 Panatella Street NW**  
**Calgary, Alberta**

**MLS # A2217989**



**\$339,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 539
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Laminate Counters, No Smoking Home		

<b>Inclusions:</b>	Curtain Rods
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Welcome to Panorama Hills, a sought-after community nestled in the heart of Northwest Calgary, where convenience effortlessly blends with comfort and luxury. Ideally located, this beautiful home places you just minutes from top-rated schools, daycare centers, grocery stores, dine-in restaurants, and shopping amenities—everything you need is right at your doorstep. With a 10/10 for accessibility, the property is only a 3-minute drive to Stoney Trail, making daily commuting a breeze for professionals and families alike. Step inside to discover a spacious, well-designed layout offering 945 sq ft of living space that feels more like a townhome than a condo. This recently painted unit features two generously sized bedrooms and two full bathrooms, offering both functionality and privacy. A separate den provides the perfect space for a home office, creative studio, or study area—ideal for today’s flexible lifestyle. Thoughtfully maintained and currently occupied by a lovely couple, this home reflects pride of ownership and warmth throughout. Whether you’re a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in one of Calgary’s most vibrant and family-friendly neighborhoods. Don’t miss your chance—call today to book your private tour!