

9316, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2229516



\$245,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage room shelving

TOP FLOOR | NEW APPLIANCES | GREAT NATURAL LIGHT | UNDERGROUND PARKING | This top-floor, one-bedroom + den, one-bathroom condominium boasts a thoughtfully designed floor plan filled with natural light. As you enter the unit, you'll be greeted by the spacious, open-concept living area, with a versatile den/flex space. The kitchen is equipped with brand-new stainless steel appliances and a breakfast bar, perfect for your morning coffee or entertaining guests. The bright living room offers ample space for a dining table and opens onto a west-facing patio, complete with a natural gas hookup for a BBQ. The generously sized primary bedroom features a walk-through closet with plenty of storage and direct access to the 4-piece bathroom. For added convenience, the unit includes in-suite laundry. Located in a quiet, well-maintained, and secure complex, this home offers peace of mind. Parking is available in a video-monitored underground lot, and a large, secure storage closet is conveniently located at the parking stall. The property is ideally situated with easy access to Stoney Trail, Country Hills Boulevard, Deerfoot Trail, and an express bus route to downtown and Calgary International Airport. Just a few blocks away, you'll find the Vivo Recreation Centre, Landmark Cinemas, and a variety of local shops, making entertainment and shopping effortless. The area boasts a high walk score and ample green space, making it perfect for enjoying walks with your furry companions. Whether you're a first-time homebuyer, downsizer, or investor, this is a fantastic opportunity to own a home in a welcoming community.