

3115, 70 Panamont Drive NW
Calgary, Alberta

MLS # A2301653



\$265,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, None

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 649

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: None

Welcome to this well kept 2 bedroom, 2 bathroom condo with a den, located on the main floor in Panorama Hills. With an open living space, two separated bedrooms, and a versatile den that works perfectly for a home office or extra storage, it's ideal for first-time buyers, downsizers, or investors looking for a functional and rentable setup. Being on the main floor means easy access for everyday living, whether you're bringing in groceries, heading out for a walk, or simply avoiding elevators altogether. The unit also includes titled underground parking and a storage unit located directly behind the stall, a small detail that makes a big difference. You've got groceries, restaurants, and shopping just minutes away, along with nearby schools and parks woven throughout the neighbourhood. It's known for being walkable, family-friendly, and well-connected, with quick access to Stoney Trail making commuting across the city simple.