

2410, 60 Panatella Street NW  
Calgary, Alberta

MLS # A2291853



**\$304,900**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 592

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** DC (pre 1P2007)

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Perfectly positioned on the top floor, this beautifully refreshed 902 sq ft condo delivers comfortable low-maintenance living with 2 bedrooms, 2 bathrooms and a large den in a well-connected location. Fresh paint throughout and brand-new LVP flooring establish a clean, modern interior with no carpet for easy everyday upkeep. An open-concept layout supports both relaxed living and easy entertaining. Granite countertops anchor the well-planned kitchen where a peninsula island encourages casual conversation while preparing meals. Recently updated with a new dishwasher, new ceiling lighting, new kitchen sink and new faucets throughout, the space combines practical upgrades with timeless finishes. Designer lighting highlights the adjacent dining area, defining a welcoming setting for everyday meals or hosting friends. Comfortable living continues in the bright living room where large windows bring in natural light before extending outdoors to the west-facing balcony. Evening barbecues and outdoor relaxation come naturally while enjoying nightly sunsets across the surrounding community. Tucked quietly away from the main living space, a spacious den creates a flexible work or study area ideal for remote professionals or students needing a dedicated workspace. Dual walk-through closets define the primary bedroom while guiding you into the private 4-piece ensuite, creating a practical and comfortable retreat at the end of the day. A well-sized second bedroom and an additional 4-piece bathroom provide excellent flexibility for guests, roommates or family members. In-suite laundry adds everyday convenience while heated underground parking keeps your vehicle protected year-round. Condo fees include heat, electricity and water, supporting predictable monthly ownership costs and simplified budgeting. Walkable access to transit enhances daily

convenience while the Panorama Hills Community Centre offers exceptional lifestyle amenities including a splash park, tennis courts, basketball courts, playgrounds, picnic areas and a cascading waterfall feature for residents to enjoy throughout the year. Outdoor recreation expands further with nearby Nose Hill Park providing expansive natural pathways and peaceful escapes from city life. Everyday errands and dining are just minutes away at Country Hills Town Centre while an 8-minute drive connects you to Country Hills Golf Club and the popular Vivo Recreation Centre for fitness, aquatics and community programming. Thoughtful updates, a functional layout and a vibrant community setting combine to create a comfortable home with lasting lifestyle appeal.