



## 70 Panamont Drive Calgary Alberta

\$250,000

This cozy and inviting main floor apartment has many appealing features. It's one bedroom and one bathroom layout with an open floorplan provides ample space to personalize and make it feel like home. Entering the unit, the kitchen is to your left, with an overhanging counter allowing bar stools to eat at the counter or for company to sit at the kitchen counter while you are hosting. The open layout allows for for a dining area beside the kitchen, and then a living room that leads out to the SW facing patio with a gas line for a BBQ, perfect for those summer days. There is a spacious bedroom with a sizeable walk through closet that leads to the 4pc bathroom. Inside the unit there is also a stacked washer and dryer. Going into the underground heated parkade there is a titled parking stall perfect for those freezing winter days. In front of the parking stall is a spacious storage locker, giving the owners of this unit more storage. The unit has a very convenient location within the complex and the building itself. Just outside of building 9000's front door, there are many visitor parking stalls which is convenient for having company over, then when you walk into the building, walking through the foyer, going left into the hallway it is the first unit so there is one less common wall noise you have to worry about. It is also not facing the busy street so there is less noise. Everything you need is close by, within walking distance of only 1 km. Multiple grocery stores, 3 public schools and 3 Catholic schools, dental and doctor offices, a police and fire station, Landmark Cinemas Theatre, many cafes and restaurants. For those with kids or who themselves live an active healthy lifestyle, the Panorama Hills community centre has beach volleyball courts and waterpark, tennis courts close by, and Vivo, which is huge updated and renovated fitness center that has a library, da...

Other 7.92 Ft x 9.25 Ft

Other 9.17 Ft x 8.25 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Laundry room 3.00 Ft x 3.75 Ft

Dining room 8.25 Ft x 11.92 Ft

Living room 12.00 Ft x 11.92 Ft

Primary Bedroom 11.08 Ft x 10.92 Ft

Other 5.17 Ft x 6.92 Ft

Other 5.58 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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