



## 60 Panatella Street Calgary Alberta

\$299,888

Escape the cycle of renting and step into the realm of home ownership today! This exceptional opportunity offers an unbeatable combination of affordability and convenience: a fair price, a \$464 condo fee that covers utilities, property tax at just \$124 a month, and the advantage of dropping interest rates. This is the perfect time to invest in a home that makes financial sense! Imagine living in a bright and sunny 2-bedroom, 2-bathroom condo, perfectly positioned on the 3rd floor with a west-facing view. This unit has been thoughtfully upgraded with in-suite laundry, a brand-new dishwasher, fresh paint, and all-new vinyl flooring. The clever floor plan is ideal for roommates, with bedrooms on opposite sides of the unit, each boasting a 4-piece bathroom for maximum privacy. Enjoy a spacious living area that opens up to a west-facing balcony, perfect for soaking in the afternoon sun. The kitchen, equipped with a breakfast bar, is both functional and inviting. The primary bedroom offers a walkthrough closet leading to a 4-piece ensuite, providing comfort and convenience. This unit comes with an assigned outdoor parking stall and is located in a prime NW area, just a short walk from shopping centers and schools. The property is vacant and ready for immediate possession, making it an excellent choice for a new home or a savvy investment. Don't miss out on this incredible value. Call today to schedule a viewing and take the first step towards home ownership! (id:6769)

4pc Bathroom 4.92 Ft x 8.42 Ft

4pc Bathroom 7.58 Ft x 4.83 Ft

Bedroom 9.92 Ft x 12.00 Ft

Dining room 9.75 Ft x 8.50 Ft

Kitchen 9.75 Ft x 8.50 Ft

Living room 14.17 Ft x 14.25 Ft

Primary Bedroom 11.92 Ft x 10.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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