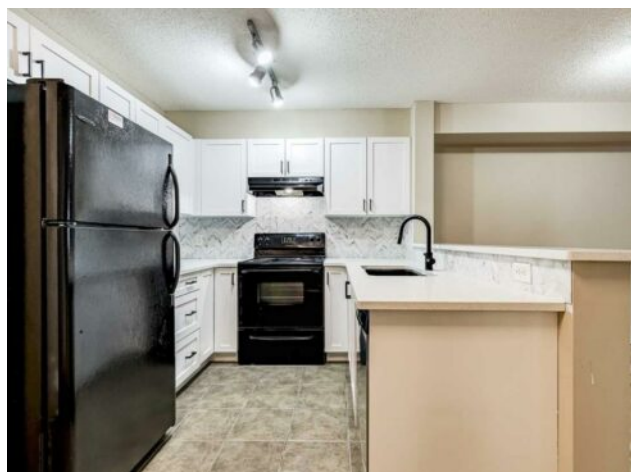


**8106, 70 Panamont Drive NW  
Calgary, Alberta**

**MLS # A2274445**



# \$215,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Panorama Hills                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 581 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                           |                   |           |
|--------------------|-------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                                 | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate, Tile                            | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                                         | <b>Condo Fee:</b> | \$ 517    |
| <b>Basement:</b>   | -                                         | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1 d125 |
| <b>Foundation:</b> | -                                         | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Closet Organizers                         |                   |           |

**Inclusions:** TV wall mount in living room

Whether you are a first-time buyer, or looking to downsize, or an investor, this property is an ideal fit. This move-in ready main floor condo in the desirable community of Panorama Hills offers convenience, comfort, and modern updates throughout. Inside, you'll find an updated kitchen featuring quartz countertops, a breakfast bar, and freshly painted cabinets that brighten the space. The open-concept layout flows effortlessly into the living area and out to your private, oversized balcony—larger than those on the upper floors—and complete with a gas line for your BBQ, making it perfect for entertaining or unwinding outdoors. The spacious bedroom includes a fantastic walk-through closet that leads directly into the cheater ensuite, adding both style and functionality. Enjoy the added convenience of in-suite laundry with a front-loading washer and dryer. This home also comes with a heated, secure underground parking stall, a storage locker, and plenty of visitor parking for guests. Situated in an incredible location, you'll appreciate the easy access to transit, shopping, schools, parks, and pathways, along with quick connections to both Stoney Trail and Deerfoot Trail for effortless commuting. Move-in ready and available for immediate possession, this condo presents a fantastic opportunity to own in Panorama Hills.