



GRASSROOTS
REALTY GROUP

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**306, 404 WOLF Street
Banff, Alberta**

MLS # A2235282



\$829,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,748 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric, Fireplace(s), Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 768
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RCM Central Muskrat Distr
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Natural Woodwork, No Animal Home, See Remarks, Skylight(s), Steam Room, Track Lighting		
Inclusions:	none		

Welcome Home to this fabulous top-floor condo in the Sunshine Manor complex. Walking distance to downtown, restaurants, transit and the Bow River. With a southwest view and plenty of natural light, this corner two-level unit awaits a new owner. Possession is negotiable. This 1,748 sq ft 2-bedroom unit includes a fantastic owner's suite on the upper level with a four-piece en-suite bath, a walk-in closet and an additional common space that can serve as an office, a guest room or a den. The main level includes: an upgraded kitchen with stainless steel appliances, a vaulted wood ceiling in the living area with a gas fireplace, and a large balcony overlooking the mountains. It also includes a three-piece bathroom with a steam shower and a large bedroom with a large closet. In-suite laundry, an extra storage area, a two-piece bath and pride of ownership. The unit comes with secure, heated underground parking and storage. Currently, this unit has very easy access for viewing.