



GRASSROOTS
REALTY GROUP

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101, 347 Marten Street
Banff, Alberta

MLS # A2245279



\$510,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	552 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	RCR
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan		

Inclusions: N/A

Welcome to this sun-filled main floor condo offering a rare combination of privacy, functionality, and unbeatable location. This 1 bedroom plus den corner unit features windows on three sides, flooding the space with natural light and creating an open, inviting atmosphere. Enjoy two outdoor areas — a sunny front patio and a private, fenced side deck — perfect for relaxing, entertaining, or even gardening. The open-concept layout seamlessly connects the kitchen, dining, and living areas, while the spacious den offers the flexibility of a home office or guest space. Convenience meets comfort with in-suite laundry, secure heated underground parking, and a private storage locker. Whether you're a first-time buyer, downsizer, or looking for a low-maintenance mountain investment this home checks all the boxes.