



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**B, 416 Marten Street
Banff, Alberta**

MLS # A2246978



\$799,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,544 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 603
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this bright and private end unit offering over two levels of well-designed living space and exceptional mountain views. Upstairs features three generously sized bedrooms, a full 4-piece bathroom, and a large storage room—ideal for families or those needing extra space. The main floor boasts a functional layout with a spacious den (perfect for a home office or guest room), family room, and a separate living room that opens to a sunny deck overlooking Norquay Mountain. The dining area flows into the kitchen, and there’s a convenient laundry room and 2-piece powder room. Additional storage is tucked away under the entry stairs. Enjoy the benefits of an end unit—more light, more privacy, and only one shared wall. Assigned outdoor parking is included. Located in a quiet, well-maintained complex in a desirable neighbourhood close to trails, schools, and local amenities. This is your opportunity to enjoy comfort, space, and unbeatable views—all in a prime location!