



**GRASSROOTS**  
REALTY GROUP

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205, 347 Marten Street  
Banff, Alberta

MLS # A2254370



**\$519,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Faces Side, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas, Radiant	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 626
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RSC: Squirrel Cougar Dist
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Phone Conn
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: N/A

Upgraded Marten Court Condo with one bedroom plus den (2nd bedroom), open floor plan, heated floors, high ceilings, stainless steel appliances, quiet west facing balcony, and heated secure parking and storage. This is an excellent entry level home or investment condo located close to schools, transit and downtown Banff! The home is currently tenant occupied, but vacant possession can be provided for November 1st!