



GRASSROOTS
REALTY GROUP

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202, 414 Squirrel Street
Banff, Alberta

MLS # A2260280



\$399,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	383 sq.ft.	Age:	1988 (37 yrs old)
Beds:	-	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RCR
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover affordable mountain living in this end-unit studio apartment, only a 10 minute walk from downtown Banff. Thoughtfully designed, this home features durable vinyl plank flooring and the comfort of a soundproofed common wall (~\$3000 upgrade). The kitchen includes a modern stainless steel fridge and the living space offers large windows that capture breathtaking views of Rundle and Tunnel Mountains. Practical amenities complete the package, including an assigned off-street parking stall, bicycle parking and a secure storage locker for all your mountain gear. Whether you're seeking a full-time home or an investment property for long term rentals, this studio offers both function and charm in one of Canada's most iconic settings.