



GRASSROOTS
REALTY GROUP

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1, 153 Cave Ave
Banff, Alberta

MLS # A2264891



\$935,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,385 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Paved, See Remarks, Sloped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Other	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RCA: Cave Avenue District
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: NA

Welcome to 153 Cave Avenue, a beautifully maintained 3 bedroom, 2.5 bathroom home tucked into one of Banff's most desirable residential settings. Situated at the base of Sulphur Mountain on sought-after Cave Avenue, this property offers the perfect balance of mountain serenity, privacy, and access to town. Step inside to discover a bright, open concept living space designed for both comfort and functionality. The large windows frame the surrounding natural beauty, filling the home with warm light and peaceful mountain views. The modern kitchen flows seamlessly into the dining area, with a step down to the comfortable living room. Each of the three bedrooms is generously sized, including a welcoming primary suite with an updated and well appointed private ensuite. This stunning end unit provides you with added privacy, a single car garage, and unobstructed views where you can take in the mountains and mature trees throughout this neighbourhood. Just a short walk from the iconic Banff Avenue, this home provides easy access to parks, playgrounds, skateparks, soccer fields and lots of trails to hike or bike along the Bow River, while maintaining a quiet, residential feel. 153 Cave Avenue captures the best of Banff living.