



GRASSROOTS
REALTY GROUP

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9, 504 Banff Avenue W
Banff, Alberta

MLS # A2267670



\$535,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	RBA
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: None

Welcome to your new home on Banff Avenue, perfectly situated in the heart of our vibrant mountain community. This well-cared-for 1 bedroom, 1 bath condo offers both comfort and convenience just steps from local parks and bus stops. Inside, you'll find a spacious kitchen with a dining bar, ideal for cooking and entertaining. The newly renovated bathroom adds a modern touch, while the bright living and dining area opens onto a quiet south-facing patio the perfect place to relax and take in the fresh mountain air. This home also includes one parking stall (fits most large vehicles up to 6.5 ft) and a dedicated storage space for all your mountain gear. This condo offers an unbeatable location and cozy mountain charm.