



**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:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 513

**LLD:** -

**Zoning:** RBA

**Utilities:** -

**Heating:** Radiant  
**Floors:** Ceramic Tile, Wood  
**Roof:** Asphalt  
**Basement:** -  
**Exterior:** Concrete, Stucco  
**Foundation:** -  
**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.