



**GRASSROOTS**  
REALTY GROUP

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3, 418 Muskrat Street  
Banff, Alberta

MLS # A2270168



**\$1,038,450**

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,396 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Cleared, Few Trees, Landscaped, Level, Low Maintenance Landscape, Recta		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Post & Beam, Stone, Wood Frame	Zoning:	RBA
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows		
Inclusions:	N/A		

Exclusive Presale Opportunity in Downtown Banff Discover a limited collection of 10 brand-new townhomes just steps from Banff's vibrant downtown core. Each 3-bedroom, 2 full bathroom townhome offers modern design, high-quality finishes, and a private one-car garage. Perfect for families or investors, these homes combine comfort and functionality in one of Canada's most desirable real estate markets. Banff is renowned for its natural beauty, stable property values, and limited development opportunities—creating exceptional long-term value. Enjoy the convenience of being only a 3-minute walk to shops, restaurants, and world-famous mountain scenery. A rare chance to own new construction in the heart of Banff. Listed price is inclusive of new Home GST, buyers may be eligible for gst rebates.