



**GRASSROOTS**  
REALTY GROUP

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**304, 343 Marten Street  
Banff, Alberta**

**MLS # A2272981**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	526 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	In Floor, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 639
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	PS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	None		

Located on the top floor of Marten Court, this two-bedroom unit offers smart, efficient living in the heart of downtown Banff. Vaulted ceilings and open-concept design maximize the feel of the space, while the private covered deck frames stunning views of the surrounding peaks. You'll appreciate the practical touches; in-unit laundry, heated underground parking, and a dedicated storage unit for all of your gear. Everything that Banff has to offer is within easy reach, and you're minutes from anywhere in town with the Roam bus stop nearby. Banff remains one of Canada's most desirable real estate markets, and this property is a well-positioned entry point for investors and residents alike.