



GRASSROOTS
REALTY GROUP

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203, 201 Muskrat Street
Banff, Alberta

MLS # A2276771



\$750,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 982
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RCM
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Unit 203 is a well-designed 3-bedroom, 2-bath condo located just outside Banff's downtown core. The open-concept kitchen and living area are anchored by soaring ceilings, creating a sense of space while remaining comfortable and highly functional for everyday living. The primary bedroom includes an ensuite bath, with two additional bedrooms that work well for family, guests, or a home office. A large private deck looks out toward Mount Rundle and provides a quiet outdoor extension of the living space. Underground parking and underground storage add everyday convenience. Just minutes from shops, restaurants, trails, and everything Banff has to offer, this is an amazing opportunity in a fantastic location.