



**9, 412 Marten Street
Banff, Alberta**

MLS # A2287093

\$582,750

Division:	NONE	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	519 sq.ft.	Age: 2027 (-1 yrs old)
Beds:	1	Baths: 1
Garage:	Off Street, Parking Pad	
Lot Size:	-	
Lot Feat:	Corner Lot, Gazebo, Low Maintenance Landscape, Views	

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R5 Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

This 1-bedroom, 1-bath CORNER UNIT offers pristine interior selections, brand-new stainless steel appliances, 10-year new home warranty, and an unbeatable location! Located on a quiet street just minutes from downtown Banff's cafés, restaurants, and everyday amenities, McHardy Residences presents a rare opportunity to own a newly built home designed for full-time mountain living. The open-concept layout provides practical, comfortable living for those who call Banff home year-round including a generous living room, sun bathed front deck, and in suite laundry. Set in a peaceful neighborhood yet just moments from the energy of downtown, this unique property delivers the lifestyle locals are looking for: space, serenity, and a true connection to the mountains. Additional storage lockers provide valuable room for all your mountain gear.