



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**17, 412 Marten Street
Banff, Alberta**

MLS # A2287094



\$645,750

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 563 sq.ft. | Age: | 2027 (-1 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Corner Lot, Gazebo, Low Maintenance Landscape, Views | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 755 |
| 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 | | |

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. This 2-bedroom, 1-bath South facing residence offers pristine interior selections, brand-new stainless steel appliances, 10-year new home warranty, and an unbeatable location. The open-concept layout provides practical, comfortable living for those who call Banff home year-round with in suite laundry, a spacious quartz island, and luxury vinyl plank flooring. 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.