



**GRASSROOTS**  
REALTY GROUP

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302, 347 Marten Street  
Banff, Alberta

MLS # A2295095



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	515 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** -

**Basement:** -

**Exterior:** Stone, Wood Frame

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 626

**LLD:** -

**Zoning:** RCR

**Utilities:** -

**Inclusions:** N/A

Top-Floor condo in Marten Court with high Vaulted Ceilings & Prime Banff Location. Welcome to this inviting top-floor condo in Marten Court, offering a perfect blend of comfort and convenience just steps from downtown Banff. This well-designed 1 bedroom + den layout provides flexibility for a home office, guest space, or additional storage—ideal for mountain living. The standout feature is the impressive vaulted ceilings, creating a bright, open atmosphere that enhances the sense of space throughout the home. After a day in the mountains, enjoy the ease of heated underground parking and the added benefit of a secure storage locker for all your gear.