



**310, 414 Squirrel Street
Banff, Alberta**

MLS # A2296270



\$490,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	575 sq.ft.	Age:	1988 (38 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: n/a

Discover comfortable mountain living in this well-located one bedroom lofted apartment, just a 10 minute walk from downtown Banff. Thoughtfully designed, the home features durable vinyl plank flooring and recently upgraded appliances for easy, low-maintenance living. The bright living space is filled with natural light from large windows, with views that capture glimpses of Mount Rundle and Tunnel Mountain. The living area is perfect for relaxing evenings, complete with a cozy wood burning fireplace, while the lofted bedroom adds separation and character to the space. Practical features include an assigned off-street parking stall, bicycle storage, and a secure locker for all your mountain gear. Whether you're looking for a full-time home or a long term rental investment, this property offers a functional layout and an unbeatable location in one of Canada's most iconic mountain towns.