



9, 420 Squirrel Street  
Banff, Alberta

MLS # A2297057



**\$780,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RCR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s)		

**Inclusions:** N/A

This townhome-style 1 bedroom + den, 2 bathroom home hits a tone that's hard to find—warm, inviting, and genuinely comfortable to live in—within a building designed by award-winning architect Jeremy Sturgess. The two-level layout creates real separation: the main floor is designed for living and the upper level feels like a true retreat. The living space is the standout—ceilings with exposed beams, a wall of windows, and soft natural light that carries through the day. The flow here is easy and natural, with the living area opening seamlessly around a custom-built wall unit featuring integrated wine storage and cubbies, creating a space that feels both functional and grounded. The kitchen has been thoughtfully updated and flows naturally into the living area, making the space feel connected without being crowded. A full bathroom and in-suite laundry on the main level add to the overall function. Upstairs, the primary bedroom is quiet and removed, with skylights, a private balcony, and open mountain views. It's a calm, comfortable space that feels separate from the rest of the home. A second full bathroom completes this level. The den offers flexibility depending on how you want to use the space—guests, office, or a second sleeping area. Well maintained, carefully updated, and filled with natural light, this home also features custom-made window coverings throughout, adding to the overall sense of quality and cohesion. The covered parking stall includes the ability to accommodate a storage unit, adding practical flexibility. Add in the views and the location, and it becomes a really compelling option in a part of Banff where opportunities like this don't come up often.