



**202, 113 Cave Avenue  
Banff, Alberta**

**MLS # A2300240**



**\$785,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Other, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	RCA
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Located in one of Banff's most sought-after co-operative buildings, this fully renovated two-bedroom, two-bathroom home offers a level of finish and feel that's hard to replicate, with mountain views that immediately set it apart. Spanning two levels, the design creates a sense of space and separation more in line with a townhome, while maintaining a clean, cohesive flow throughout. The interior has been thoughtfully reworked from top to bottom. Soapstone countertops in the kitchen and both bathrooms bring a quiet, high-end durability, paired with a slate tile shower and warm knotty pine cabinetry that adds depth and texture. New flooring throughout includes a blend of LVP, carpet, and slate, and a thoughtfully integrated floating desk creates a functional workspace within the home. The living space is anchored by a fireplace that creates a natural focal point and a strong sense of connection within the room. Natural light pours through the main living area, where large windows frame the surrounding peaks and draw your attention outward. Every detail has been considered, including updated lighting, new baseboards, fresh paint throughout, updated receptacles with screwless plates, and a fully renovated second bedroom. The core systems and appliances are all taken care of—on-demand hot water (2023), washer and dryer (2022), and new fridge, microwave, and dishwasher (2025). A private balcony extends the living space and offers a front-row seat to the mountain backdrop, while underground heated parking and a large, well-organized storage area elevate the day-to-day practicality of the home—features that are increasingly difficult to find in Banff. Extensively renovated. Elevated feel throughout. Located in a tightly held building. A standout home.