



**303, 526 Banff Avenue  
Banff, Alberta**

**MLS # A2093640**



**\$559,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Paved		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RBA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** n/a

For additional information, please click on Brochure button below. 2 Bedroom Condo on third level with fantastic mountain views. Located on Banff Avenue with close access to local transit, and community park across the street. The front balcony faces north west for evening light. This unit has an open plan living and dining room. Separate laundry/storage room in addition to an additional storage room in the unit. Designated parking stall with plug in. Monthly condo fees \$375. Includes all appliances and window coverings (blinds). Owner occupied, pets are welcome (as per condo bylaws). The condo building was fully renovated in 2017 and continues to be well maintained. Do not miss out on this gem!