



**213, 414 Squirrel Street
Banff, Alberta**

MLS # A2121440



\$420,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	390 sq.ft.	Age:	1989 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 386

Basement: -

LLD: -

Exterior: Stucco, Wood Frame, Wood Siding

Zoning: RCR

Foundation: -

Utilities: -

Features: Built-in Features

Inclusions: n/a

RARE STARTER HOME/INVESTOR OPPORTUNITY IN BANFF! If you are living and working in Banff and tired of crowded staff accommodations or over priced rent, this renovated condo is a perfect mountain starter home! Located on Squirrel Street just steps away from the center of Banff. You'll be within walking distance of coffee shops, grocery stores, some of Canada's best restaurants, and every amenitie you could possibly need. Your own private mountain escape! Imagine waking up and enjoying your morning coffee with a view like this! Or enjoying your evening in the custom built bed loft with a wood burning fire to keep you warm. The condo includes a storage locker, bike storage, and a parking spot, although you may find that you never need a car living so close to everything. The square footage **DOES NOT INCLUDE** the loft bed that comfortably fits a queen size mattress, this brings the total living space above 400 sq feet. The storage underneath the lofted bed pulls out to reveal a closet hanging set up and loads of storage. Renovations included the high-end hickory and red oak cabinets, luxury vinyl flooring, granite countertops, in-suite laundry, and the custom built bed loft. It's a beautiful and comfortable space to call home in the heart of Banff's stunning natural beauty.