



**GRASSROOTS**  
REALTY GROUP

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**03, 123 Cave Avenue  
Banff, Alberta**

**MLS # A2142856**



**\$869,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Partially Finished, See Remarks

**Exterior:** Stone, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 375

**LLD:** -

**Zoning:** RCA

**Utilities:** -

**Inclusions:** N/A

Three bedroom, three bathrooms, townhome backing onto the woods of Sulphur Mountain. Short walk to downtown Banff. Primary bedroom has large windows, vaulted ceiling and ensuite with all three bedrooms on the upper level. Living room has a fireplace and the open white kitchen goes onto the back deck with half bath. Double attached garage with laundry room and storage.