



**236 Kluane Street
Banff, Alberta**

MLS # A2149104



\$879,000

Division:	Banff		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,325 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Sing		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environm		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Granite, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Built-in Features, Laminate Counters, Natural Woodwork, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	N/A		

Located in the sought-after Valleyview community, this beautifully upgraded three-bedroom, two-full bathroom end-unit offers a blend of luxury and rustic charm, with easy access to all the natural beauty and outdoor activities Banff offers. Three spacious bedrooms provide ample space for family or guests and the two full bathrooms are upgraded with modern fixtures and finishes. This unit has been fully renovated including the basement. Upgrades include maple hardwood flooring, modern lighting, custom privacy blinds, VG fir trim, beams, doors and casings throughout the home, adding a unique and cozy touch to the already charming ambiance. The kitchen has been completely upgraded with high-end dual fuel range, a water filtration system and stainless-steel finishes, perfect for the home chef. Full range of appliances including water softener system. This Valleyview unit is close to walking trails and backs onto forest areas. Being an end unit provides additional privacy and natural light, making this townhome even more desirable. Valleyview is the perfect balance of green space, forested areas and low condo fees. It truly is a gem, combining the best of mountain living with the natural beauty of Banff. Don't miss the opportunity to make this home yours!