



**304, 201 Muskrat Street  
Banff, Alberta**

**MLS # A2156283**



**\$489,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment, Up/Down		
<b>Size:</b>	474 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RCM: Central Muskrat Dis
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

Welcome to this great 1 bedroom, 1 bath condo in Caribou Crossing! Built in true mountain chalet style, highlights of this top floor unit include an open concept layout, vaulted ceilings and a beautiful West facing balcony, with gorgeous views of Downtown Banff and the mountain skyline. Don't forget to take a look at the heated u/g parking with storage. Conveniently located one block from downtown Banff. This is an excellent entry level home, or rental investment property.