



**400, 200 Rabbit Street
Banff, Alberta**

MLS # A2176470



\$799,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	950 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Partial, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Gas BBQ, shelves in garage

Welcome to this inviting two-bedroom, one and a half bath end-unit townhome in the well-maintained Greystone complex, a community of just six units. Conveniently located a block off Banff Avenue, this home enjoys reasonable condo fees of \$375, offering great value in the heart of Banff. Hardwood floors flow throughout both the main and second floors. The main level includes an open kitchen and dining area, a comfortable living room with a wood-burning fireplace and gas starter and a half bath for added convenience. Upstairs, you'll find two spacious bedrooms and a full bath all with mountain views. The primary bedroom offers vaulted ceilings and large windows. The attached garage provides ample storage with built-in shelving and has been used as a gym and rec space, adding flexibility to suit your needs. Outside, a deck with an included gas BBQ and a charming porch swing create the perfect spot to unwind and enjoy the mountain air. With updated appliances (within the last two years), plus a hot water tank and furnace from 2020, this home is ready to enjoy, combining comfort, convenience and a prime location for mountain living.