



**GRASSROOTS**  
REALTY GROUP

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**7, 504 Banff Avenue**  
**Banff, Alberta**

**MLS # A2176906**



**\$559,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	730 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Driveway, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Hot Water, Natural Gas

**Water:** Public

**Floors:** Carpet, Linoleum

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 599

**Basement:** None

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** RBA-Banff Avenue Dist.

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, See Remarks

**Inclusions:** N/A

Excellent entry level condo with open floor plan all on one level, large main bedroom, flex room/office or 2nd bedroom, laundry storage room, spacious quiet outside patio with tons of sunlight, and heated secure underground parking and storage. Immediate possession possible!