



**GRASSROOTS**  
REALTY GROUP

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**4, 502 Banff Avenue**  
**Banff, Alberta**

**MLS # A2188989**



**\$485,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s)

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 413

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RESMULTI

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Open Floorplan

**Inclusions:** N/A

Welcome to #4, 502 Banff Avenue. This beautifully renovated one-bedroom apartment is conveniently situated on Banff Avenue, making coming and going a breeze. You will love the cozy living space, which boasts abundant natural light and an open-concept design that seamlessly connects the living, dining, and kitchen areas. Additionally, you can enjoy a walk-out patio area, heated underground parking, in-unit storage, and laundry. This unit is a must-see for first-time homebuyers and investors!