



**14, 404 Squirrel Street
Banff, Alberta**

MLS # A2189227



\$615,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	828 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Concrete Driveway, Front Drive, Garage Faces Front, Parkade, See		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Hot Water, Natural Gas, Zoned	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle, Flat, Membrane, Mixed	Condo Fee:	\$ 548
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RSC: Squirrel Cougar Dist
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Skylight(s)		

Inclusions: TV in living room, BBQ, Desk in dining room, bed frame and mattress, shelves in storage room

Top Floor, Bright, Spacious 3-Level Split Open Loft-Style Condo with Stunning Mountain Views! This beautifully maintained home features soaring ceilings, skylights, a cozy wood-burning fireplace, and a large west-facing balcony to take in breathtaking mountain views. Tastefully upgraded, it includes granite countertops with a tiled backsplash, updated appliances, with Bosch dishwasher and Miele stacked laundry. The spa-inspired main bathroom boasts a walk-in shower, adding a touch of luxury. The wood railings, custom window coverings, and wooden cabinetry complete this welcoming home. Enjoy the added convenience of a common room with a dry sauna and shower, as well as secure heated underground parking with a private storage room. Norquay View Manor is a well-managed, primarily owner-occupied complex, centrally located just a 5-minute walk from downtown Banff!