



**6, 504 Banff Avenue  
Banff, Alberta**

**MLS # A2190299**



**\$585,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RBA
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** Day bed in second bedroom.

This beautifully upgraded 2-bedroom condo is a rare find in one of Banff's most desirable locations. The open-concept design offers a bright and spacious living area, perfect for relaxing or entertaining. Recent updates include stylish new flooring, electrical work, a refreshed kitchen, and a modernized bathroom, making this truly move-in ready. One assigned parking spot, and an assigned storage locker round out this fantastic home. Step outside to enjoy the peace and privacy of your own quiet patio, a serene retreat to unwind and take in the mountain air. Located in a well-maintained building that is predominantly owner-occupied, this is a great opportunity to join a welcoming community!