

9, 504 Banff Avenue W  
Banff, Alberta

MLS # A2267670



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	575 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	RBA
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Storage		

**Inclusions:** None

Welcome to your new home on Banff Avenue, perfectly situated in the heart of our vibrant mountain community. This well-cared-for 1 bedroom, 1 bath condo offers both comfort and convenience just steps from local parks and bus stops. Inside, you'll find a spacious kitchen with a dining bar, ideal for cooking and entertaining. The newly renovated bathroom adds a modern touch, while the bright living and dining area opens onto a quiet south-facing patio the perfect place to relax and take in the fresh mountain air. This home also includes one parking stall (fits most large vehicles up to 6.5 ft) and a dedicated storage space for all your mountain gear. This condo offers an unbeatable location and cozy mountain charm.