



**GRASSROOTS**  
REALTY GROUP

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**306, 404 WOLF Street**  
**Banff, Alberta**

**MLS # A2235282**



**\$829,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                               |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 1,748 sq.ft.                       | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                           |
|--------------------|--|-------------------|---------------------------|
| <b>Heating:</b>    | Baseboard, Electric, Fireplace(s), Zoned   | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Other  | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 768                    |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding  | <b>Zoning:</b>    | RCM Central Muskrat Distr |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Granite Counters, Natural Woodwork, No Animal Home, See Remarks, Skylight(s), Steam Room, Track Lighting |                   |                           |
| <b>Inclusions:</b> | none   |                   |                           |

Welcome Home to this fabulous top-floor condo in the Sunshine Manor complex. Walking distance to downtown, restaurants, transit and the Bow River. With a southwest view and plenty of natural light, this corner two-level unit awaits a new owner. Possession is negotiable. This 1,748 sq ft 2-bedroom unit includes a fantastic owner's suite on the upper level with a four-piece en-suite bath, a walk-in closet and an additional common space that can serve as an office, a guest room or a den. The main level includes: an upgraded kitchen with stainless steel appliances, a vaulted wood ceiling in the living area with a gas fireplace, and a large balcony overlooking the mountains. It also includes a three-piece bathroom with a steam shower and a large bedroom with a large closet. In-suite laundry, an extra storage area, a two-piece bath and pride of ownership. The unit comes with secure, heated underground parking and storage. Currently, this unit has very easy access for viewing.