



**17, 412 Marten Street  
Banff, Alberta**

**MLS # A2287094**



**\$645,750**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	563 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Gazebo, Low Maintenance Landscape, Views		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 755
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R5 Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Located on a quiet street just minutes from downtown Banff's cafes, restaurants, and everyday amenities, McHardy Residences presents a rare opportunity to own a newly built home designed for full-time mountain living. This 2-bedroom, 1-bath South facing residence offers pristine interior selections, brand-new stainless steel appliances, 10-year new home warranty, and an unbeatable location. The open-concept layout provides practical, comfortable living for those who call Banff home year-round with in suite laundry, a spacious quartz island, and luxury vinyl plank flooring. Set in a peaceful neighborhood yet just moments from the energy of downtown, this unique property delivers the lifestyle locals are looking for: space, serenity, and a true connection to the mountains. Additional storage lockers provide valuable room for all your mountain gear.