



GRASSROOTS
REALTY GROUP

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26, 412 Marten Street
Banff, Alberta

MLS # A2287095



\$577,500

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	5,199 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R5 Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	NA		

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 TOP FLOOR 1-bedroom, 1-bath residence offers large triple pane windows and an expansive view deck spanning the entire length of the unit—an added perk of being an END unit! Enjoy sweeping views of Banff's iconic mountain ranges along with a thoughtful layout that seamlessly blends comfort and functionality for those who call Banff home year-round. Additional features include timeless interior selections, brand-new stainless steel appliances, 10-year new home warranty, in suite laundry and an unbeatable location with assigned storage lockers providing valuable space for all your mountain gear. This unique property STANDS OUT and delivers the lifestyle locals are looking for: space, serenity, and a true connection to the mountains!