



**J, 413 Marten Street
Banff, Alberta**

MLS # A2304248



\$698,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,082 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 886
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Heating Paid For, Phone
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage, Wood Windows		
Inclusions:	None		

This centrally located 2-bedroom, open-concept condominium offers exceptional space all on one level-rare to find in Banff's market. Conveniently situated close to schools, shopping, and everyday amenities, this home is perfect for comfortable mountain living. Recent upgrades include beautiful maple hardwood flooring throughout, granite countertops in both the kitchen and bathroom, new kitchen cabinetry and modern appliances. Enjoy a cozy fireplace in the living area and step out onto the large covered deck-perfect for relaxing or entertaining. Additional features include in-suite laundry, HEATED secure underground parking, and a dedicated storage locker. Condo Fees include heat. A fantastic opportunity for homeowners or investors-don't miss out!