



207, 404 Marten Street  
Banff, Alberta

MLS # A2304681



**\$526,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RCR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** All Appliances and Window Coverings

Welcome to Moose Corner, your perfect Banff retreat! Just steps from the beloved Whitebark Caf&eacute; on Banff Avenue, you're minutes from downtown, groceries, trails, and everything this iconic mountain town has to offer. In this primarily owner-occupied building, you'll enjoy a true community feel, complete with a charming communal courtyard, in-ground heated parking, and effortless access in and out of town. This stylish, one-bedroom, owner-occupied unit has seen impressive recent upgrades. Within the past year, it's been outfitted with sleek, new Samsung energy-efficient appliances. Inside, you'll be greeted by an open-concept living space flooded with natural light, creating a warm and welcoming atmosphere. Step out onto the inviting patio, an ideal spot for morning coffee, evening unwinds or soaking up those long summer days in the Rockies. Beautifully maintained and move-in ready, this home is a standout opportunity for both first-time buyers and savvy investors looking to own a piece of Banff.