



GRASSROOTS
REALTY GROUP

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6, 502 Banff Avenue
Banff, Alberta

MLS # A2317466

\$685,000



Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	667 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Heated Driveway, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RBA-Banff Avenue
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage		
Inclusions:	N/A		

Recently renovated two bedroom condo with 1.5 baths, upgraded appliances, relocated cozy gas fireplace, large west facing balcony with excellent mountain views, laundry room with storage, and heated underground parking and storage. Convenient location and easy access to all that Banff has to offer; trails, parks, shops, restaurants and Roam Transit. This is an excellent entry level opportunity with immediate possession possible! This well cared for home is priced to sell quickly and condo fees include heat and hot water!