



GRASSROOTS
REALTY GROUP

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102, 417 Beaver Street
Banff, Alberta

MLS # A2322759



\$719,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 869 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street, Outside, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 435 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RBA-Banff Avenue Dist. |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, See Remarks | | |

Inclusions: Dining table and chairs and bar stools.

Mountain Manor! Beautifully Upgraded Two Bedroom Condo! Don't miss viewing this bright tastefully renovated home with great views in a well maintained condo complex! This home is in excellent condition throughout and has been recently modernized with a complete new kitchen and appliance package, engineered hardwood flooring, new paint, stone fireplace surround, new light fixtures and switches, and new windows. The unit also has a large balcony, a wood burning fire place, off street parking with plug-in, and ample storage. An excellent entry level home that is move-in ready!