



GRASSROOTS
REALTY GROUP

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8, 504 Banff Avenue
Banff, Alberta

MLS # A2325838



\$518,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	547 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Concrete Driveway, Heated Driveway, Parkade, Secured, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Hot Water, Natural Gas	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RBA-Banff Ave Dist.
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

The Big House at 504 Banff Avenue! Don't miss out on this renovated one bedroom condo with five appliances, balcony, and secure heated parking and storage. This complex is mostly owner occupied and with condo fees at \$507/mth which includes heat and water/sewer there is nothing on the market more affordable. A great rental investment opportunity or entry level home! Vacant Possession Available for October 1st!