



GRASSROOTS
REALTY GROUP

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302, 113 Cave Avenue
Banff, Alberta

MLS # A2337756



\$999,999

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,651 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Secured, Workshop in Garage		
Lot Size:	0.04 Acre		
Lot Feat:	-		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 759
Basement:	-	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	RCA
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Recessed Lighting, Storage, Vaulted Ceiling(s)		
Inclusions:	Bar stools		

Tucked against beautiful forest in one of Banff's most coveted co-op buildings, this 1,651 sq ft, 3-bedroom, 2-bath home is a rare find. Floor-to-ceiling windows and vaulted ceilings flood the open-concept main floor with light, framing an ever-changing view of the trees behind the building. The kitchen features granite countertops and a central island, opening onto a separate dining area — ideal for entertaining or quiet nights in. The main floor bedroom offers flexibility for guests or a home office, while two more bedrooms upstairs include a large walk-in closet. Two full bathrooms (3-piece and 4-piece) round out the layout. Building amenities are hard to beat: secure parkade parking and storage, a workshop, common room, and a beautiful shared courtyard for outdoor hangouts. Pet friendly. A stones throw to downtown Banff, with the Bow River and forested trails right outside your door. Wake up to the trees, walk to everything else.