



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

307, 343 Marten Street
Banff, Alberta

MLS # A2345243



\$565,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Boiler, In Floor, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Wood Siding	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Open Floorplan, Storage		

Inclusions: Kitchen Island, Shoe Cabinet, Closet Storage Solutions, TV, TV Stand, Coffee Table, Sofa

For more information, please click the "More Information" button. Welcome to Unit 307 at Marten Court, a well-maintained residential condo offering comfortable and efficient living in the heart of Banff. Ideally located within walking distance of downtown, IGA, Banff Avenue, restaurants, shops and local services, this home offers the convenience of central living while providing excellent use of space. This bright and functional 2-bedroom unit features an open-concept living area and impressive 12-foot ceilings, creating a spacious and airy feel that extends well beyond the unit's 539 sq. ft. The second bedroom is enclosed with stylish barn doors, making it a versatile space that can function as a bedroom, home office, guest room or additional living area. The main living space opens onto a private balcony, providing additional outdoor space and a comfortable spot to enjoy the Banff surroundings. The unit also features in-suite laundry, durable vinyl wood-style flooring throughout the main living areas and tiled bathroom flooring.