

780-296-5892 sellwiththeresa@gmail.com

205, 347 Marten Street Banff, Alberta

MLS # A2254370



\$519,000

| Division: | NONE | | | | |
|-----------|---|--------|-------------------|--|--|
| Туре: | Residential/Low Rise (2-4 stories) | | | | |
| Style: | Apartment-Single Level Unit | | | | |
| Size: | 574 sq.ft. | Age: | 2003 (22 yrs old) | | |
| Beds: | 2 | Baths: | 1 | | |
| Garage: | Assigned, Garage Faces Side, Heated Garage, Parkade, Stall, Underground | | | | |
| Lot Size: | - | | | | |
| Lot Feat: | - | | | | |

| Heating: | In Floor, Natural Gas, Radiant | Water: | Public |
|-------------|--------------------------------|------------|---|
| Floors: | Ceramic Tile, Laminate | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 626 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | RSC: Squirrel Cougar Dist |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Phone Con |

Features: Laminate Counters, Open Floorplan, See Remarks

Inclusions: N/A

Upgraded Marten Court Condo with one bedroom plus den (2nd bedroom), open floor plan, heated floors, high ceilings, stainless steel appliances, quiet west facing balcony, and heated secure parking and storage. This is an excellent entry level home or investment condo located close to schools, transit and downtown Banff! The home is currently tenant occupied, but vacant possession can be provided for November 1st!