

26, 412 Marten Street  
Banff, Alberta

MLS # A2287095



## \$577,500

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	5,199 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R5 Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	NA		

Located on a quiet street just minutes from downtown Banff's cafes, restaurants, and everyday amenities, McHardy Residences presents a rare opportunity to own a newly built RESIDENTIAL home designed for full-time mountain living (NO AirBnB's). This TOP FLOOR 1-bedroom, 1-bath residence offers large triple pane windows and an expansive view deck spanning the entire length of the unit—an added perk of being an END unit! Enjoy sweeping views of Banff's iconic mountain ranges along with a thoughtful layout that seamlessly blends comfort and functionality for those who call Banff home year-round. Additional features include timeless interior selections, brand-new stainless steel appliances, 10-year new home warranty, in suite laundry and an unbeatable location with assigned storage lockers providing valuable space for all your mountain gear. This unique property STANDS OUT and delivers the lifestyle locals are looking for: space, serenity, and a true connection to the mountains!