

**J, 413 Marten Street  
Banff, Alberta**

**MLS # A2304248**



## \$698,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                               |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,082 sq.ft.                       | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Secured, Underground     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Boiler, Hot Water, Natural Gas  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Linoleum  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 886  |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame, Wood Siding   | <b>Zoning:</b>    | RNC   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | Cable, Electricity Connected, Heating Paid For, Phone |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Storage, Wood Windows |                   |   |

**Inclusions:** None

This centrally located 2-bedroom, open-concept condominium offers exceptional space all on one level-rare to find in Banff's market. Conveniently situated close to schools, shopping, and everyday amenities, this home is perfect for comfortable mountain living. Recent upgrades include beautiful maple hardwood flooring throughout, granite countertops in both the kitchen and bathroom, new kitchen cabinetry and modern appliances. Enjoy a cozy fireplace in the living area and step out onto the large covered deck-perfect for relaxing or entertaining. Additional features include in-suite laundry, HEATED secure underground parking, and a dedicated storage locker. Condo Fees include heat. A fantastic opportunity for homeowners or investors-don't miss out!