

6, 502 Banff Avenue  
Banff, Alberta

MLS # A2317466



## \$685,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	667 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Driveway, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RBA-Banff Avenue
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** N/A

Recently renovated two bedroom condo with 1.5 baths, upgraded appliances, relocated cozy gas fireplace, large west facing balcony with excellent mountain views, laundry room with storage, and heated underground parking and storage. Convenient location and easy access to all that Banff has to offer; trails, parks, shops, restaurants and Roam Transit. This is an excellent entry level opportunity with immediate possession possible! This well cared for home is priced to sell quickly and condo fees include heat and hot water!