

102, 417 Beaver Street  
Banff, Alberta

MLS # A2322759



## \$719,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RBA-Banff Avenue Dist.
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Dining table and chairs and bar stools.

Mountain Manor! Beautifully Upgraded Two Bedroom Condo! Don't miss viewing this bright tastefully renovated home with great views in a well maintained condo complex! This home is in excellent condition throughout and has been recently modernized with a complete new kitchen and appliance package, engineered hardwood flooring, new paint, stone fireplace surround, new light fixtures and switches, and new windows. The unit also has a large balcony, a wood burning fire place, off street parking with plug-in, and ample storage. An excellent entry level home that is move-in ready!