

**6, 504 Banff Avenue
Banff, Alberta**

MLS # A2190299



\$585,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	729 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 637
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RBA
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: Day bed in second bedroom.

This beautifully upgraded 2-bedroom condo is a rare find in one of Banff's most desirable locations. The open-concept design offers a bright and spacious living area, perfect for relaxing or entertaining. Recent updates include stylish new flooring, electrical work, a refreshed kitchen, and a modernized bathroom, making this truly move-in ready. One assigned parking spot, and an assigned storage locker round out this fantastic home. Step outside to enjoy the peace and privacy of your own quiet patio, a serene retreat to unwind and take in the mountain air. Located in a well-maintained building that is predominantly owner-occupied, this is a great opportunity to join a welcoming community!