

**304, 343 Marten Street
Banff, Alberta**

MLS # A2272981



\$525,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	526 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Level		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 639
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	PS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Located on the top floor of Marten Court, this two-bedroom unit offers smart, efficient living in the heart of downtown Banff. Vaulted ceilings and open-concept design maximize the feel of the space, while the private covered deck frames stunning views of the surrounding peaks. You'll appreciate the practical touches; in-unit laundry, heated underground parking, and a dedicated storage unit for all of your gear. Everything that Banff has to offer is within easy reach, and you're minutes from anywhere in town with the Roam bus stop nearby. Banff remains one of Canada's most desirable real estate markets, and this property is a well-positioned entry point for investors and residents alike.