

203, 201 Muskrat Street  
Banff, Alberta

MLS # A2276771



**\$750,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	941 sq.ft.	<b>Age:</b> 2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parkade	
<b>Lot Size:</b>	0.02 Acre	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 982
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	RCM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Unit 203 is a well-designed 3-bedroom, 2-bath condo located just outside Banff's downtown core. The open-concept kitchen and living area are anchored by soaring ceilings, creating a sense of space while remaining comfortable and highly functional for everyday living. The primary bedroom includes an ensuite bath, with two additional bedrooms that work well for family, guests, or a home office. A large private deck looks out toward Mount Rundle and provides a quiet outdoor extension of the living space. Underground parking and underground storage add everyday convenience. Just minutes from shops, restaurants, trails, and everything Banff has to offer, this is an amazing opportunity in a fantastic location.