



4, 502 Banff Avenue  
Banff, Alberta

MLS # A2188989

**\$485,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RESMULTI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to #4, 502 Banff Avenue. This beautifully renovated one-bedroom apartment is conveniently situated on Banff Avenue, making coming and going a breeze. You will love the cozy living space, which boasts abundant natural light and an open-concept design that seamlessly connects the living, dining, and kitchen areas. Additionally, you can enjoy a walk-out patio area, heated underground parking, in-unit storage, and laundry. This unit is a must-see for first-time homebuyers and investors!