ROBERT HART MOORE
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# 3, 418 Muskrat Street
# Banff, Alberta

## MLS # A2270168

## $1,038,450

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|---|---|---|---|
| **Division:** | NONE | | |
| **Type:** | Residential/Five Plus | | |
| **Style:** | 3 (or more) Storey | | |
| **Size:** | 1,396 sq.ft. | **Age:** | 2026 (0 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 |
| **Garage:** | Single Garage Attached | | |
| **Lot Size:** | 0.24 Acre | | |
| **Lot Feat:** | Cleared, Few Trees, Landscaped, Level, Low Maintenance Landscape, Recta | | |

| | | | |
|---|---|---|---|
| **Heating:** | Electric, Fireplace(s), Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 500 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Cement Fiber Board, Post & Beam, Stone, Wood Frame | **Zoning:** | RBA |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows

**Inclusions:** N/A

Exclusive Presale Opportunity in Downtown Banff Discover a limited collection of 10 brand-new townhomes just steps from Banff’s vibrant downtown core. Each 3-bedroom, 2 full bathroom townhome offers modern design, high-quality finishes, and a private one-car garage. Perfect for families or investors, these homes combine comfort and functionality in one of Canada’s most desirable real estate markets.  Banff is renowned for its natural beauty, stable property values, and limited development opportunities—creating exceptional long-term value. Enjoy the convenience of being only a 3-minute walk to shops, restaurants, and world-famous mountain scenery. A rare chance to own new construction in the heart of Banff. Listed price is inclusive of new Home GST, buyers may be eligible for gst rebates.

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