ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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1, 412 Marten Street
Banff, Alberta

MLS # A2287089

$869,400

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	3	**Baths:**	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Corner Lot, Gazebo, Low Maintenance Landscape, Views		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 1,075
Basement:	-	**LLD:**	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	R5 Multi
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance

Inclusions: N/A

Located on a quiet street just minutes from downtown Banff’s cafés, restaurants, and everyday amenities, McHardy Residences introduces a rare opportunity to own a newly built home designed for full-time mountain living. This 3-bedroom, 2-bath STAND-ALONE residence offers something incredibly hard to find with no neighbors on either side, creating exceptional privacy and quiet. Step outside onto a massive 247 ft patio the perfect place to unwind after a day out on the trails. Large triple pane windows frame fantastic mountain views, while the thoughtful layout blends comfort and function for those who call Banff home year-round. Set in a peaceful neighborhood yet close to the energy of downtown, this unique property delivers the lifestyle locals are looking for space, serenity, and a true connection to the mountains. Additional features include quartz countertops, stainless steel appliances, in suite laundry, vinyl flooring, and assigned storage lockers providing valuable space for all of your mountain gear.

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