



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

204, 113 Cave Avenue
Banff, Alberta

MLS # A2226887



\$600,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	594 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	RCA
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Discover the perfect blend of stunning mountain views & natural light in this exceptional studio, located just minutes from Banff Avenue yet quiet & tranquil. With breathtaking vistas of Cascade Mountain & Mount Norquay, this thoughtfully designed home features two walls of expansive windows, seamlessly connecting the indoor space to its serene surroundings. A slate foyer leads into an inviting living area, where a cozy gas fireplace offers warmth & ambiance. The layout includes space for dining or a home office, alongside a well-appointed kitchen. Step onto the private patio to take in more views. Additional features include a full bathroom, in-suite laundry & storage, a huge separate storage room, & underground heated parking. Set within a unique co-operative complex, this residence offers exclusive amenities such as a shared entertainment space with kitchen, a workshop, & a ski/bike tuning room. With the new pedestrian bridge, this prime location is truly one of a kind.