

**206, 201 Muskrat Street  
Banff, Alberta**

**MLS # A2216029**



**\$472,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	447 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RCM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

Welcome to this bright, clean, and quiet 1 bedroom, 1 bathroom condo located in the desirable Caribou Crossing complex. This south west facing unit boasts a large balcony that invites plenty of natural light into the spacious living room perfect for relaxing or entertaining. Enjoy the convenience of in suite laundry, a heated underground parking stall, and a dedicated storage cage. Located only one block from the Bow River a network of trails and two blocks from Banff Avenue, you're steps away from shopping, dining, and all the amenities downtown Banff has to offer, while still enjoying a peaceful retreat at home.