

# \$510,000 - 101, 347 Marten Street, Banff

MLS® #A2245279

**\$510,000**

1 Bedroom, 1.00 Bathroom, 552 sqft

Residential on 0.01 Acres

NONE, Banff, Alberta

Welcome to this sun-filled main floor condo offering a rare combination of privacy, functionality, and unbeatable location. This 1 bedroom plus den corner unit features windows on three sides, flooding the space with natural light and creating an open, inviting atmosphere.

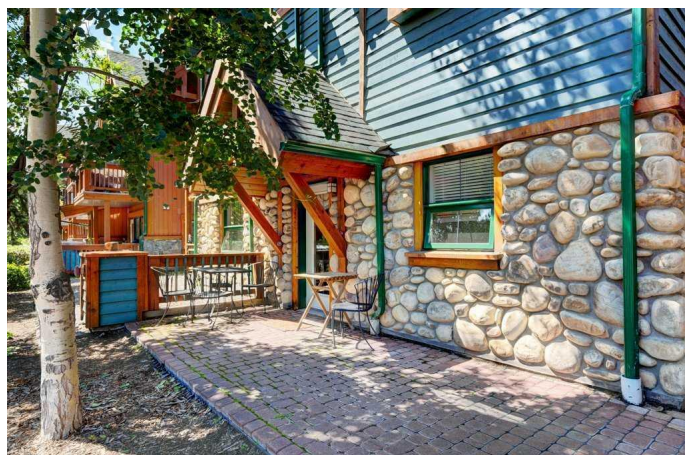
Enjoy two outdoor areas â€” a sunny front patio and a private, fenced side deck â€” perfect for relaxing, entertaining, or even gardening. The open-concept layout seamlessly connects the kitchen, dining, and living areas, while the spacious den offers the flexibility of a home office or guest space.

Convenience meets comfort with in-suite laundry, secure heated underground parking, and a private storage locker. Whether you're a first-time buyer, downsizer, or looking for a low-maintenance mountain investment this home checks all the boxes.

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2245279  |
| Price      | \$510,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 552               |
| Acres          | 0.01              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 101, 347 Marten Street              |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1G3                              |

### **Amenities**

|                |                      |
|----------------|----------------------|
| Amenities      | Snow Removal         |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### **Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Refrigerator    |
| Heating           | In Floor                                    |
| Cooling           | None                                        |
| # of Stories      | 3                                           |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Construction      | Stone, Wood Siding |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |
| Zoning         | RCR              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX KEY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.