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206, 201 Muskrat Street  
Banff, Alberta

MLS # A2216029



**\$472,999**

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

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Concrete, Stone, Wood Frame, Wood Siding

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 405

LLD: -

Zoning: RCM

Utilities: -

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.