

**306, 404 WOLF Street**  
**Banff, Alberta**
**MLS # A2235282**

**\$829,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,748 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, Fireplace(s), Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 768
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RCM Central Muskrat Distr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Natural Woodwork, No Animal Home, See Remarks, Skylight(s), Steam Room, Track Lighting		
<b>Inclusions:</b>	none		

Welcome Home to this fabulous top-floor condo in the Sunshine Manor complex. Walking distance to downtown, restaurants, transit and the Bow River. With a southwest view and plenty of natural light, this corner two-level unit awaits a new owner. Possession is negotiable. This 1,748 sq ft 2-bedroom unit includes a fantastic owner's suite on the upper level with a four-piece en-suite bath, a walk-in closet and an additional common space that can serve as an office, a guest room or a den. The main level includes: an upgraded kitchen with stainless steel appliances, a vaulted wood ceiling in the living area with a gas fireplace, and a large balcony overlooking the mountains. It also includes a three-piece bathroom with a steam shower and a large bedroom with a large closet. In-suite laundry, an extra storage area, a two-piece bath and pride of ownership. The unit comes with secure, heated underground parking and storage. Currently, this unit has very easy access for viewing.