

# \$600,000 - 204, 113 Cave Avenue, Banff

MLS® #A2226887

**\$600,000**

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

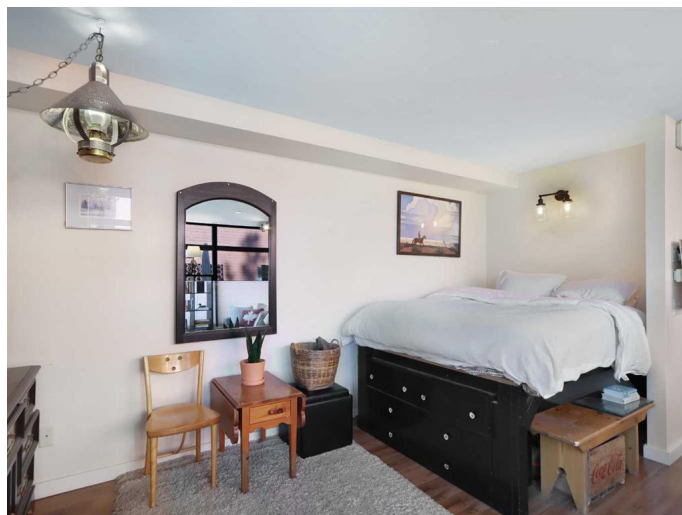
NONE, Banff, Alberta

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.

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226887  |
| Price      | \$600,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 594         |
| Acres          | 0.00        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 204, 113 Cave Avenue                |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1A0                              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Recreation Facilities, Other, Parking, Party Room, Workshop |
| Parking Spaces | 1  |
| Parking        | Parkade  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Natural Gas, Hot Water   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Free Standing  |
| # of Stories      | 3  |

### Exterior

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

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 9th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 34  |
| Zoning         | RCA |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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