

# \$829,900 - 306, 404 Wolf Street, Banff

MLS® #A2235282

**\$829,900**

2 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.00 Acres

NONE, Banff, Alberta

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.

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235282  |
| Price      | \$829,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                  |
|----------------|------------------|
| Half Baths     | 1                |
| Square Footage | 1,748            |
| Acres          | 0.00             |
| Year Built     | 1982             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 306, 404 Wolf Street                |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L 1A8                             |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Visitor Parking              |
| Parking Spaces | 1                            |
| Parking        | Stall, Underground, Assigned |
| # of Garages   | 1                            |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, See Remarks, Natural Woodwork, Skylight(s), Steam Room, Track Lighting |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Range Hood                 |
| Heating           | Baseboard, Electric, Fireplace(s), Zoned                                                                 |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Free Standing, Gas Log, Living Room                                                                      |
| # of Stories      | 4                                                                                                        |
| Basement          | None                                                                                                     |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 28th, 2025           |
| Days on Market | 77                        |
| Zoning         | RCM Central Muskrat Distr |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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