

# \$399,900 - 202, 414 Squirrel Street, Banff

MLS® #A2260280

**\$399,900**

0 Bedroom, 1.00 Bathroom, 383 sqft

Residential on 0.00 Acres

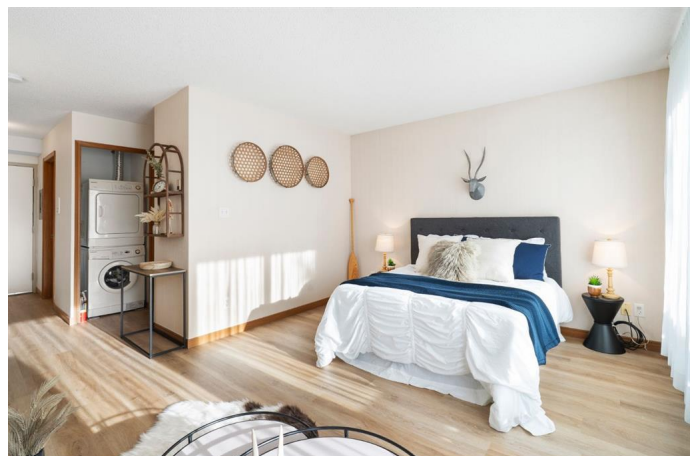
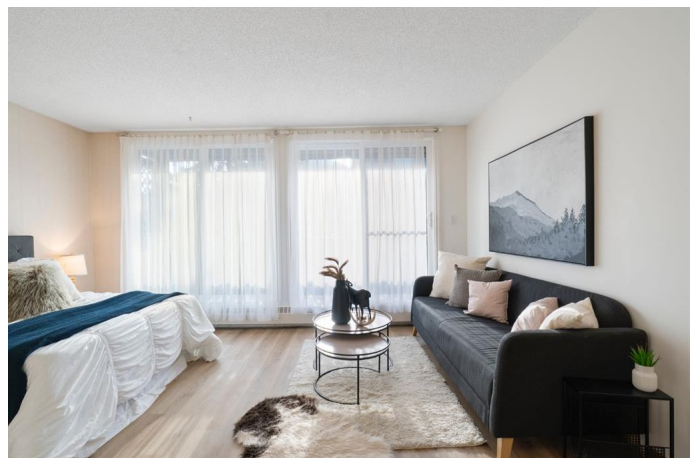
NONE, Banff, Alberta

Discover affordable mountain living in this end-unit studio apartment, only a 10 minute walk from downtown Banff. Thoughtfully designed, this home features durable vinyl plank flooring and the comfort of a soundproofed common wall (~\$3000 upgrade). The kitchen includes a modern stainless steel fridge and the living space offers large windows that capture breathtaking views of Rundle and Tunnel Mountains. Practical amenities complete the package, including an assigned off-street parking stall, bicycle parking and a secure storage locker for all your mountain gear. Whether you're seeking a full-time home or an investment property for long term rentals, this studio offers both function and charm in one of Canada's most iconic settings.

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260280    |
| Price          | \$399,900   |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 383         |
| Acres          | 0.00        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |        |
|--------|--------|
| Style  | Loft   |
| Status | Active |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 202, 414 Squirrel Street            |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L 1E6                             |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Bicycle Storage, Parking |
| Parking Spaces | 1                        |
| Parking        | Off Street, Stall        |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                            |
| Appliances        | Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Boiler                                                          |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | None                                                                       |
| # of Stories      | 3                                                                          |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Construction      | Concrete, Wood Frame, Wood Siding |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 8                    |
| Zoning         | RCR                  |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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