

# \$549,900 - 204, 113 Cave Avenue, Banff

MLS® #A2226887

**\$549,900**

0 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

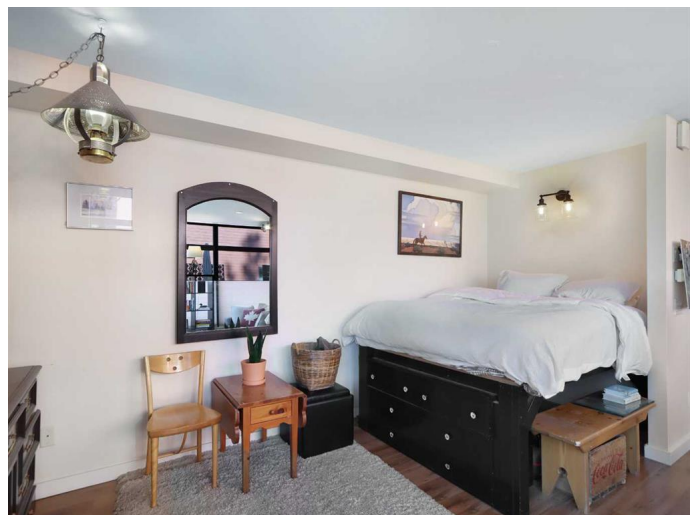
NONE, Banff, Alberta

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 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          | \$549,900 |
| 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), Other, Parking, Party Room, Recreation Facilities, 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, Free Standing, Living Room                                                        |
| # of Stories      | 3                                                                                      |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 120            |

Zoning RCA

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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