

# \$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	Assigned, Stall, Underground
# of Garages	1

### **Interior**

Interior Features	Granite Counters, No Animal Home, See Remarks, Skylight(s), Natural Woodwork, Steam Room, Track Lighting
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	Baseboard, Fireplace(s), Electric, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Gas Log
# 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	12
Zoning	RCM Central Muskrat Distr

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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