

**400, 200 Rabbit Street  
Banff, Alberta**

**MLS # A2176470**



**\$789,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished, Walk-Out To Grade

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 375

**LLD:** -

**Zoning:** RCR

**Utilities:** -

**Inclusions:** Gas BBQ, shelves in garage

Welcome to this inviting two-bedroom, one and a half bath end-unit townhome in the well-maintained Greystone complex, a community of just six units. Conveniently located a block off Banff Avenue, this home enjoys reasonable condo fees of \$375, offering great value in the heart of Banff. Hardwood floors flow throughout both the main and second floors. The main level includes an open kitchen and dining area, a comfortable living room with a wood-burning fireplace and gas starter and a half bath for added convenience. Upstairs, you'll find two spacious bedrooms and a full bath all with mountain views. The primary bedroom offers vaulted ceilings and large windows. The attached garage provides ample storage with built-in shelving and has been used as a gym and rec space, adding flexibility to suit your needs. Outside, a deck with an included gas BBQ and a charming porch swing create the perfect spot to unwind and enjoy the mountain air. With updated appliances (within the last two years), plus a hot water tank and furnace from 2020, this home is ready to enjoy, combining comfort, convenience and a prime location for mountain living.