

**14, 404 Squirrel Street  
Banff, Alberta**

**MLS # A2189227**



**\$645,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Concrete Driveway, Front Drive, Garage Faces Front, Parkade, Se		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Hot Water, Natural Gas, Zoned	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle, Flat, Membrane, Mixed	<b>Condo Fee:</b>	\$ 548
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RSC: Squirrel Cougar Dist
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Skylight(s)		

**Inclusions:** TV in living room, BBQ, Desk in dining room, bed frame and mattress, shelves in storage room

Top Floor, Spacious, Bright, Open Loft Style Condo with Amazing Mountain Views! This well cared for home has been tastefully upgraded and includes granite counter tops with tiled backsplash, updated appliances with Bosch dishwasher, cozy wood burning fireplace, large west facing balcony, skylights, wood railings and details, spa inspired main bathroom with walk-in shower, common room with dry sauna and shower, and secure heated underground parking and storage room. Norquay View Manor is a well cared for and managed complex which is primarily owner occupied and centrally located, just a 5 minute walk from downtown Banff!