

# \$560,000 - 9, 504 Banff Avenue W, Banff

MLS® #A2267670

## \$560,000

1 Bedroom, 1.00 Bathroom, 575 sqft  
Residential on 0.00 Acres

NONE, Banff, Alberta

Welcome to your new home on Banff Avenue, perfectly situated in the heart of our vibrant mountain community. This well-cared-for 1 bedroom, 1 bath condo offers both comfort and convenience just steps from local parks and bus stops.

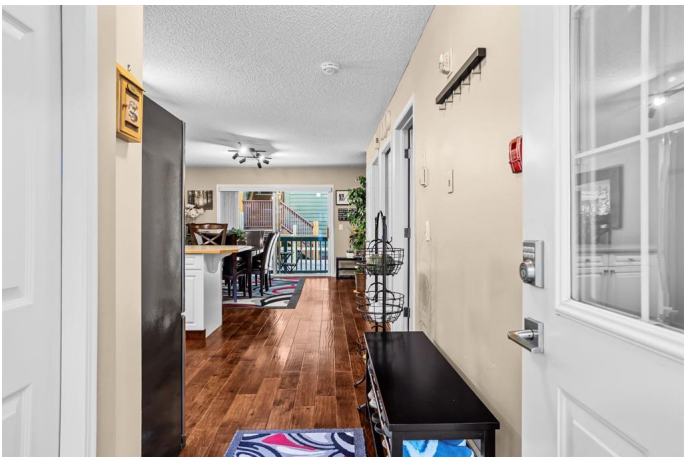
Inside, youâ€™ll find a spacious kitchen with a dining bar, ideal for cooking and entertaining. The newly renovated bathroom adds a modern touch, while the bright living and dining area opens onto a quiet south-facing patio the perfect place to relax and take in the fresh mountain air.

This home also includes one parking stall (fits most large vehicles up to 6.5 ft) and a dedicated storage space for all your mountain gear. This condo offers an unbeatable location and cozy mountain charm.

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267670    |
| Price          | \$560,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 575         |
| Acres          | 0.00        |
| Year Built     | 2001        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 9, 504 Banff Avenue W               |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L 1E7                             |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Bicycle Storage, Parking |
| Parking Spaces | 1                        |
| Parking        | Parkade                  |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Storage                                                |
| Appliances        | Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Radiant                                                               |
| Cooling           | None                                                                  |
| # of Stories      | 3                                                                     |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Roof              | Asphalt          |
| Construction      | Concrete, Stucco |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 20                 |
| Zoning         | RBA                |
| HOA Fees       | 513                |
| HOA Fees Freq. | MON                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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