

\$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, Natural Woodwork, No Animal Home, See Remarks, Skylight(s), Track Lighting, Steam Room
Appliances	Built-In Gas Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric, Fireplace(s), Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, 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	37
Zoning	RCM Central Muskrat Distr

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.