



# 440 Cougar Street Banff Alberta

\$629,000

Welcome to this inviting two-bedroom condo located on the quiet end of Cougar Street, this corner unit offers exceptional privacy and comfort while remaining just a few blocks from the vibrant Banff Avenue. This is the perfect opportunity for those seeking to move into a larger condo, first time home buyer, or the savvy investor.

**Key Features:** Privacy and Comfort: Enjoy the seclusion of this corner unit, complete with a private deck ideal for morning coffee or evening relaxation. Spacious Layout: Upon entering, you'll be greeted by a cozy living room featuring a charming fireplace, perfect for warming up after a day of adventure. The open-concept design connects the living area to the kitchen, creating a welcoming space for entertaining. Well-Appointed Kitchen: The kitchen is designed for both functionality and style, with ample cabinetry and counter space. Lots of windows flood the area with natural light, enhancing the inviting atmosphere. Convenient Half Bathroom: A two-piece half bathroom on the main level adds convenience for guests and contributes to the overall functionality of the living space. Lower Level Living: Two Generous Bedrooms: Descend to the lower level, where you'll find two spacious bedrooms. Each room provides a peaceful retreat, making it easy to relax after a day of exploring. Full Bathroom: The lower level also includes a full bathroom with modern fixtures, perfect for accommodating residents and guests alike. Storage and Laundry Room: A large storage/laundry room ensures you have all the space needed to keep your belongings organized, making everyday living seamless. Ideal Location: Close to Main Street: This condo's prime location allows you to enjoy the best of both worlds. Just a couple of blocks from Main Street, you have easy access to a variety of shops, restaurants, and local attractions. Access to Nature: The stunning landscapes of Banff Natio...

Bedroom 11.25 Ft x 9.50 Ft  
 Primary Bedroom 9.50 Ft x 11.50 Ft  
 Laundry room 8.50 Ft x 9.50 Ft  
 4pc Bathroom 5.00 Ft x 9.50 Ft

Living room 15.08 Ft x 13.75 Ft  
 Other 14.08 Ft x 9.75 Ft  
 2pc Bathroom 5.25 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Cascade Realty

<http://cascaderealty.ca/>



**Alpine Realty**

104 - 709 Main Street, Canmore, Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.