

### BANFF HOUSING CORPORATION

# Unit 111 The Aster

854 sq.ft. / 2 bedrooms, 1 bathroom, barrier-free unit

List Price: \$448,470.10 Possession: October 1<sup>st</sup> 2025

This is a **price restricted** unit: Resale value is capped at 2% per year (maximum) compounded annually based on the current owners original purchase price.

Type: Apartment Year Built: 2023 Taxes: \$2277.16 (Annual 2025) Condo Fees: \$530.64 (per month)

#### About

Located in downtown Banff, this 2-bedroom unit features a generous open plan living, dining, and kitchen area, and large windows for natural light. The kitchen offers stylish cabinetry, ample counter space, and modern appliances. Dedicated in-suite laundry adds convenience and both bedrooms include built-in storage. A large private patio with stunning mountain views extends the living space.

#### **Barrier Free**

This accessible home features wide doorways, step-free entry, an accessible bathroom, conveniently placed appliances, and easy-reach outlets and switches for comfort and functionality.

#### **Building**

Featuring titled underground heated parking with rough-in for EV charging, as well as secured bike parking. Residents have access to a community rooftop deck that includes barbeque, fire pit, harvest table, and a multipurpose heritage cabin. An elevator provides access to all levels of the building, and sustainability has been incorporated into the design with a rooftop solar array and LEED Silver building specifications. Up to two (2) pets permitted per unit (upon condo association board approval).

Style Apartment Siding

Roof Solar Panel/Aluminum

**Construction** Wood Frame

**Foundation** Concrete Poured

Parking Underground, allocated stall

Heat/Air Hot Water
Fireplace Natural Gas

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Water Municipal
Sewer Municipal

Legal Unit 2. Plan 2311304

#### **Sale Inclusions**

Kitchen: Fridge, stove, oven, dishwasher, hood fan,

island & stools.

Laundry Room: Washing machine, dryer, shelving.

Living Space: Blinds and window coverings.

**Optional** 

Bathroom: Storage cabinet.

Living room: TV mount, sofa, side table, rug.

Bedroom: Desk.



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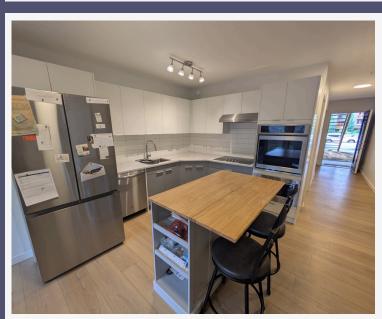
Modern mountain living in the heart of Banff, with barrier-free design, stunning views, and sustainable features.

#### Highlights

- Large windows throughout to optimize natural light.
- Open concept kitchen, dining, and living space featuring a gas fireplace.
- Full kitchen with modern appliances.
- Two bedrooms with built-in storage and entryway gear wall.
- Generous east-facing private patio with mountain views.
- Building amenities including a community rooftop deck with a communal BBQ and fire pit, dedicated bike storage, and an elevator.
- One titled parking stall in a heated, underground parkade.
- Thoughtful barrier-free design features.



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#### Living space

- Bright, open concept kitchen, living, and dining room opening up to a large east-facing patio with mountain views.
- Gas fireplace
- Modern appliances feature a separate stove top, an inbuilt oven, and a microwave.
- Stylish cabinetry with ample counter space and a kitchen island.

#### Private space

- Two spacious bedrooms with ample closet space and large windows for natural light.
- Large bathroom featuring a walk-in, zero-threshold shower for easy access.
- Spacious laundry room with storage space.
- Entryway gear wall for innovative storage solutions.
- Natural finishes and durable laminate flooring throughout the home.



#### **Building amenities**

- Community rooftop deck including BBQ, fire pit, harvest table, and a multipurpose heritage cabin.
- Titled underground, heated parking.
- Secured bike parking.
- Rooftop solar array with LEED silver building certification.
- Pet-friendly, permitting up to two pets upon condo association board approval.
- ERV charging roughed-in infrastructure in the parkade (for future).



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#### **Inclusions**

Kitchen: All appliances, kitchen island and stools. (2023) Laundry Room: Washing machine, dryer, shelving. (2023) Living Space: All blinds and window coverings. (2023)

#### Optional

Bathroom: Storage cabinet. Living room: TV mount, sofa, side table, rug. Bedroom: Desks.

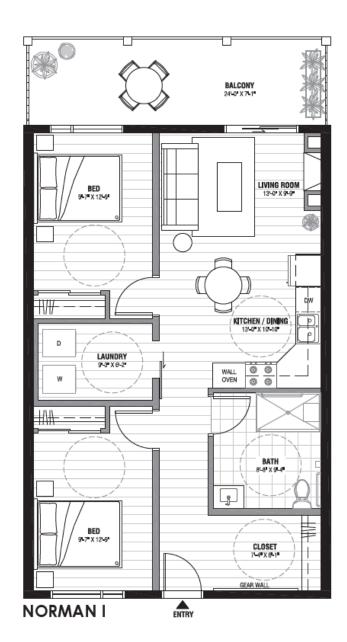
### Barrier-free design

- Wide doorways and open transition areas allow for more effortless movement throughout the unit.
- Accessible bathroom including grab bars, a shower seat, and a zero threshold shower for safe entry.
- Adjusted appliance placement, such as a lowered microwave and a side-by-side washer and dryer for easier reach.
- Conveniently positioned electrical outlets and light switches for improved accessibility.
- Step-free exterior doorway access for smooth entry and exit

#### Condo fee inclusions

- Unit utilities (gas, water, & heat) excluding electricity (owners are responsible for unit electricity estimated at \$97 per month).
- Building maintenance, including janitorial services, landscaping, HVAC maintenance, elevator maintenance, parkade cleaning and maintenance, snow removal, common building utilities, building insurance, etc.







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