



BANFF HOUSING CORPORATION

309, 340 Banff Ave.

706 sq.ft. / 1 bedroom + loft, 1 bath

List Price : \$438,081.02 Possession: October 31st 2026

*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: \$2340.39 (Annual 2026) Condo Fees: \$429.86 (per month)

About

Located in downtown Banff, this 1 bedroom + loft unit features an open plan living, dining, and kitchen area, with large windows for natural light and a clean, bright design throughout.

The modern kitchen has stylish cabinetry, ample counter space including kitchen island, and modern appliances. The bedroom offers mountain views, a generous closet, and loft storage. Dedicated in-suite laundry adds convenience and this floor is completed with a three-piece bathroom, and two large closets. Upstairs, the loft provides a versatile independent space leading out to a covered patio overlooking Tunnel Mountain.

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 pets permitted per unit (upon condo association board approval).

Style	Apartment
Exterior	Siding
Roof	Solar Panel/Aluminum
Construction	Wood Frame
Foundation	Concrete Poured
Parking	Underground, allocated stall
Heat/Air	Hot Water
Fireplace	Natural Gas
Water	Municipal
Sewer	Municipal
Legal	Unit 27. Plan 2311304

Sale Inclusions

Kitchen: Fridge, oven, dishwasher, microwave.
Laundry Room: Washing machine, dryer.
Living Space: Roller blinds.



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Modern mountain living in downtown Banff at The Aster. Stylish 1 bedroom + loft with private balcony, generous storage, and sustainable features.

Highlights

- Open concept kitchen, dining, and living space featuring a gas fireplace.
- Full kitchen with modern appliances and island.
- One bedroom + loft design with built-in storage.
- Private, covered balcony facing Tunnel Mountain.
- 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.



Living space

- Bright, open concept kitchen, living, and dining room.
- Gas fireplace.
- Modern kitchen and appliances, featuring a stove top, oven, and microwave.
- Stylish cabinetry including upgraded roll out shelves, with ample counter space, and kitchen island.

Private space

- Spacious bedroom with large closet and lofted storage area.
- Three-piece bathroom.
- Versatile loft space with balcony access.
- 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).



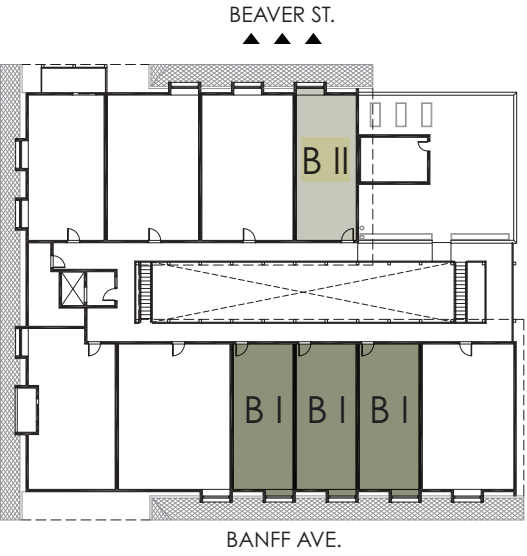
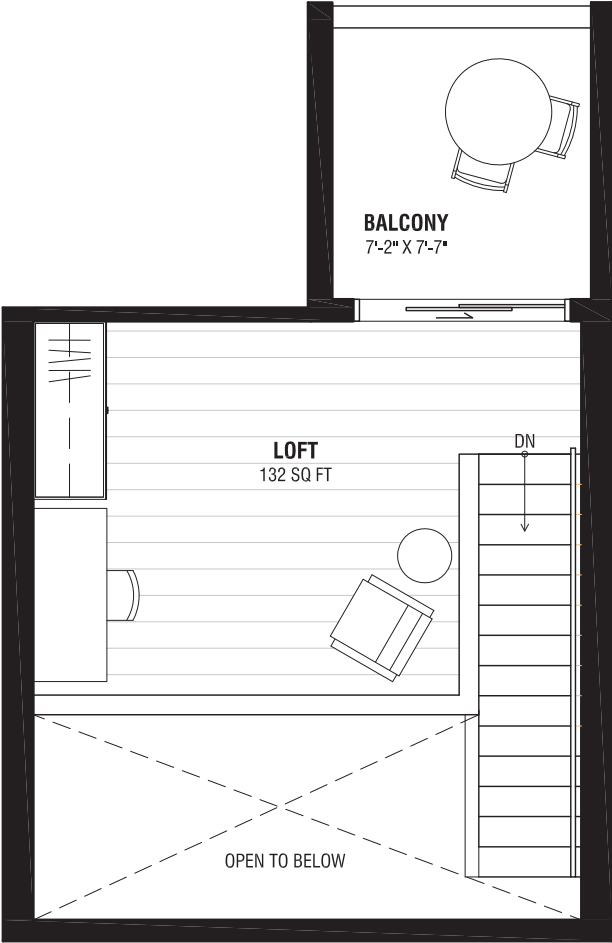
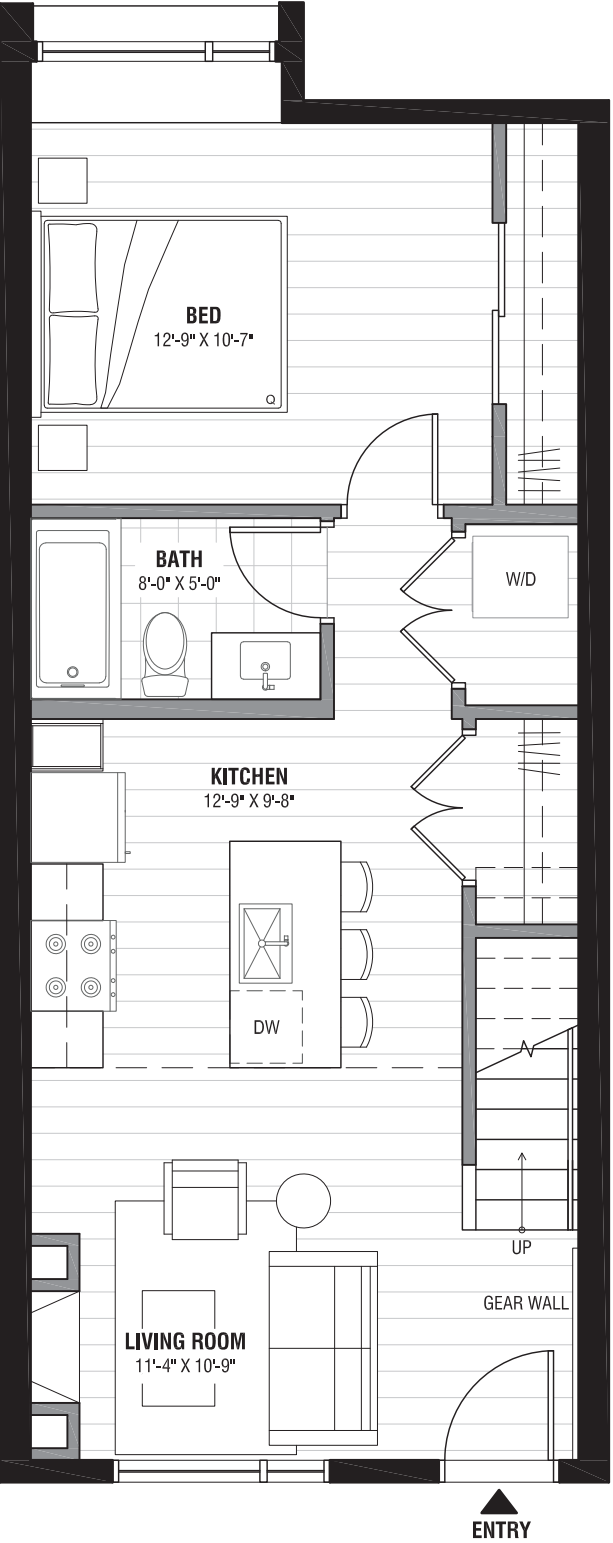
Inclusions

- Kitchen: Fridge, oven, dishwasher, microwave. (2023)
- Laundry Room: Washing machine, dryer. (2023)
- Living Space: Roller blinds. (2023)
- Two parkade bike mounts.

Condo fee inclusions

- Unit utilities (gas, water, & heat) excluding electricity (owners are responsible for unit electricity - estimated at \$85 per month).
- Building maintenance, including janitorial services, landscaping, HVAC maintenance, elevator maintenance, parkade cleaning and maintenance, snow removal, common building utilities, building insurance, etc.



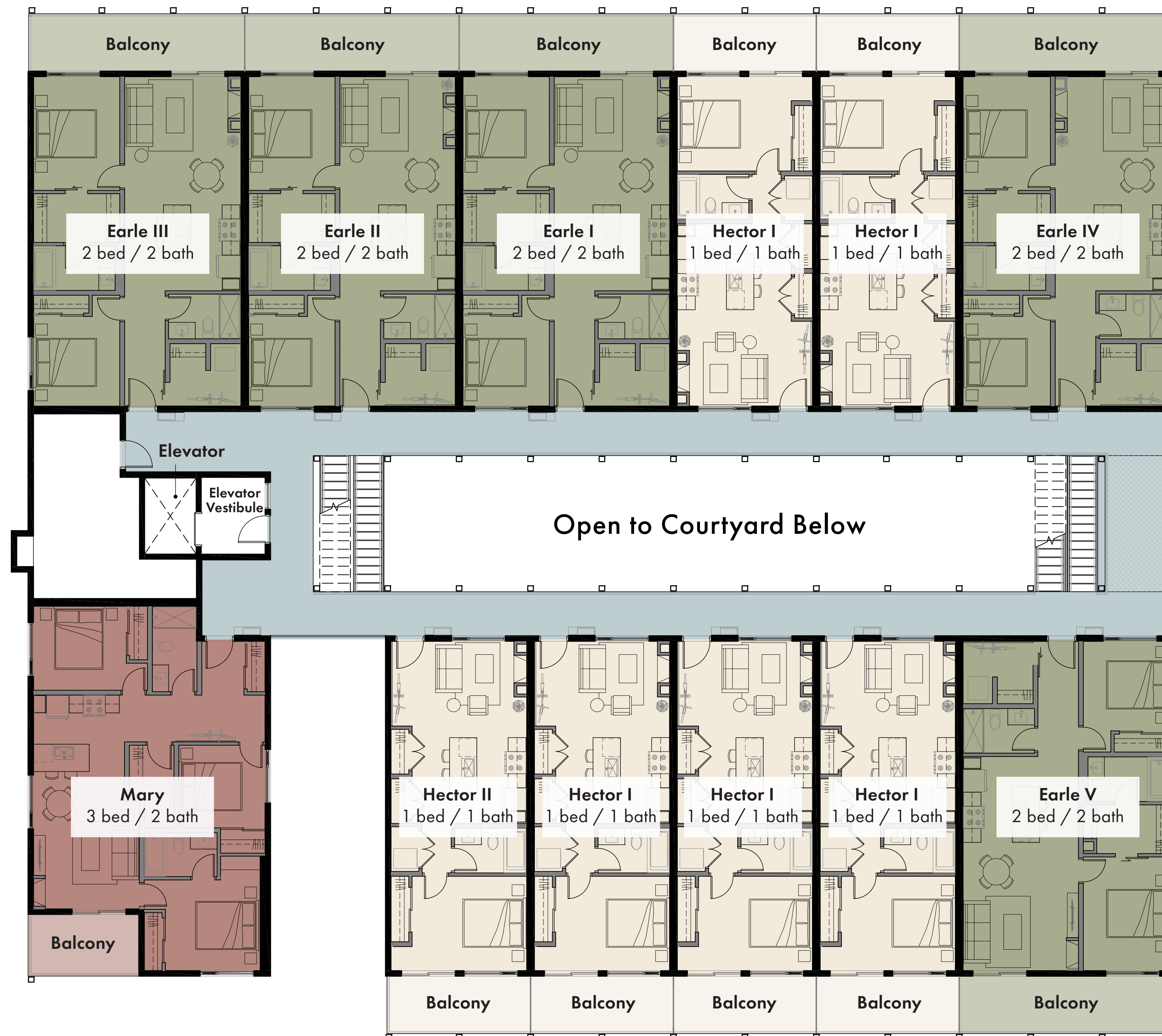




Level One

*** The Aster**

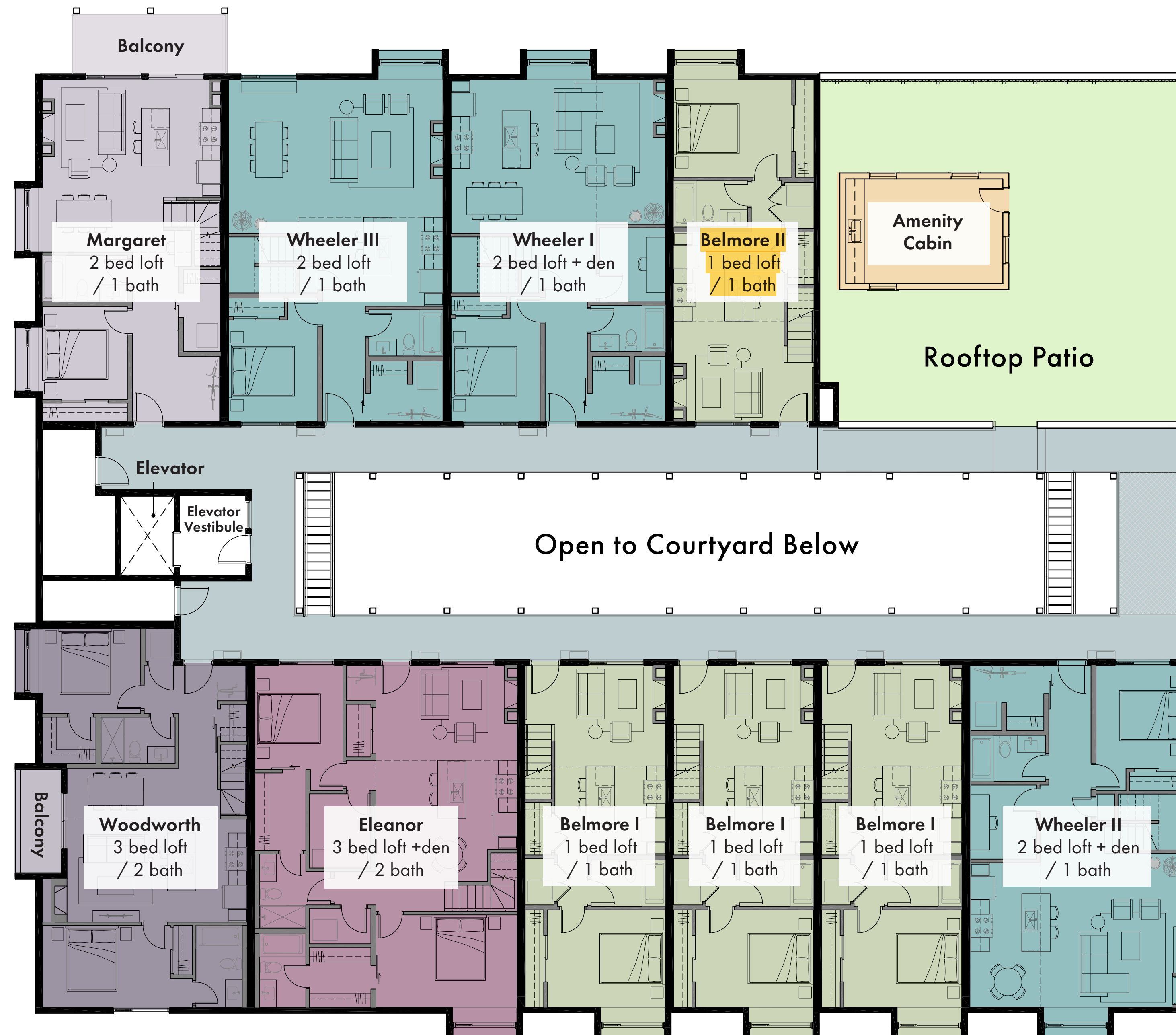
▼
Banff Avenue

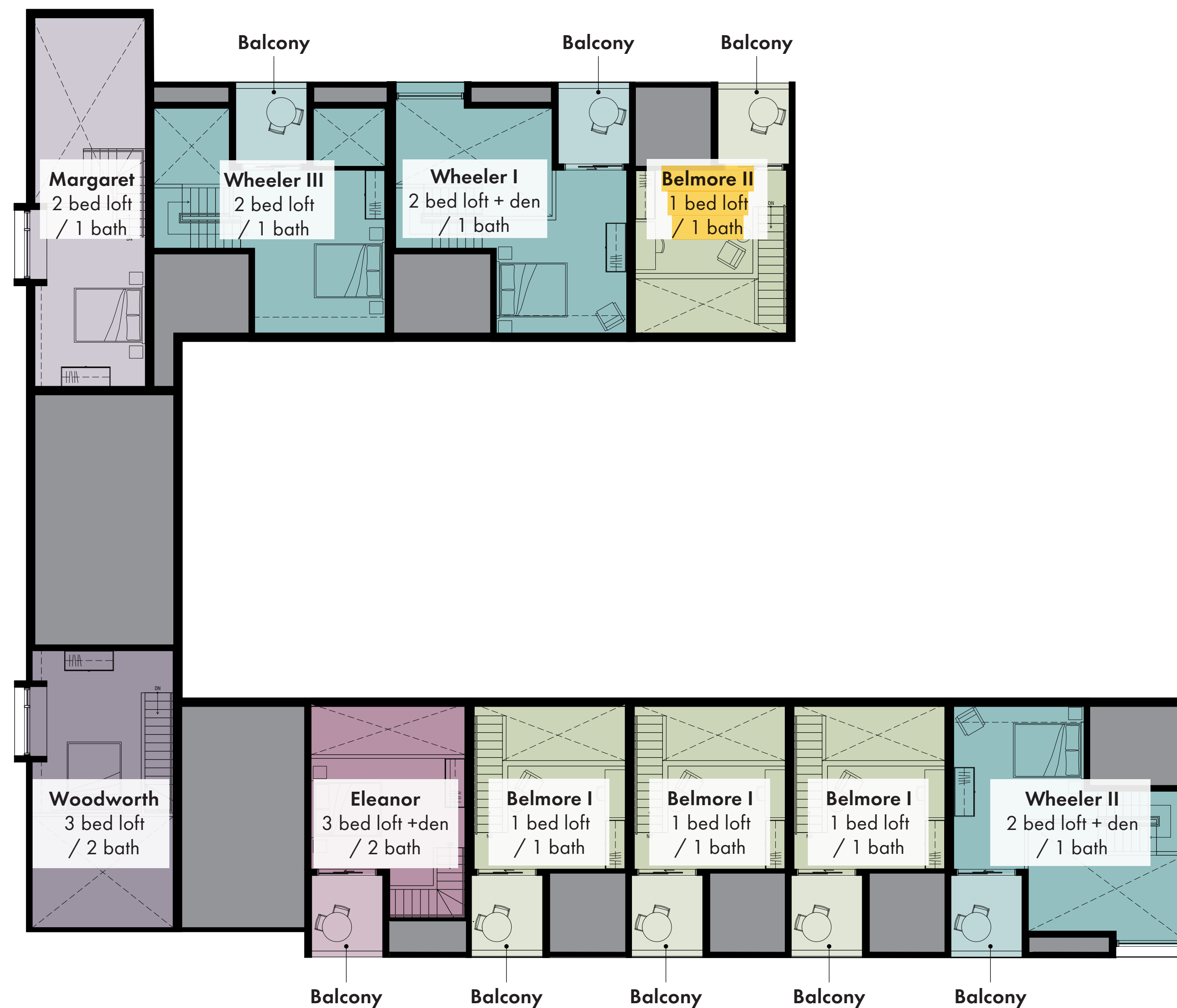


Level Two

 The Aster


Banff Avenue

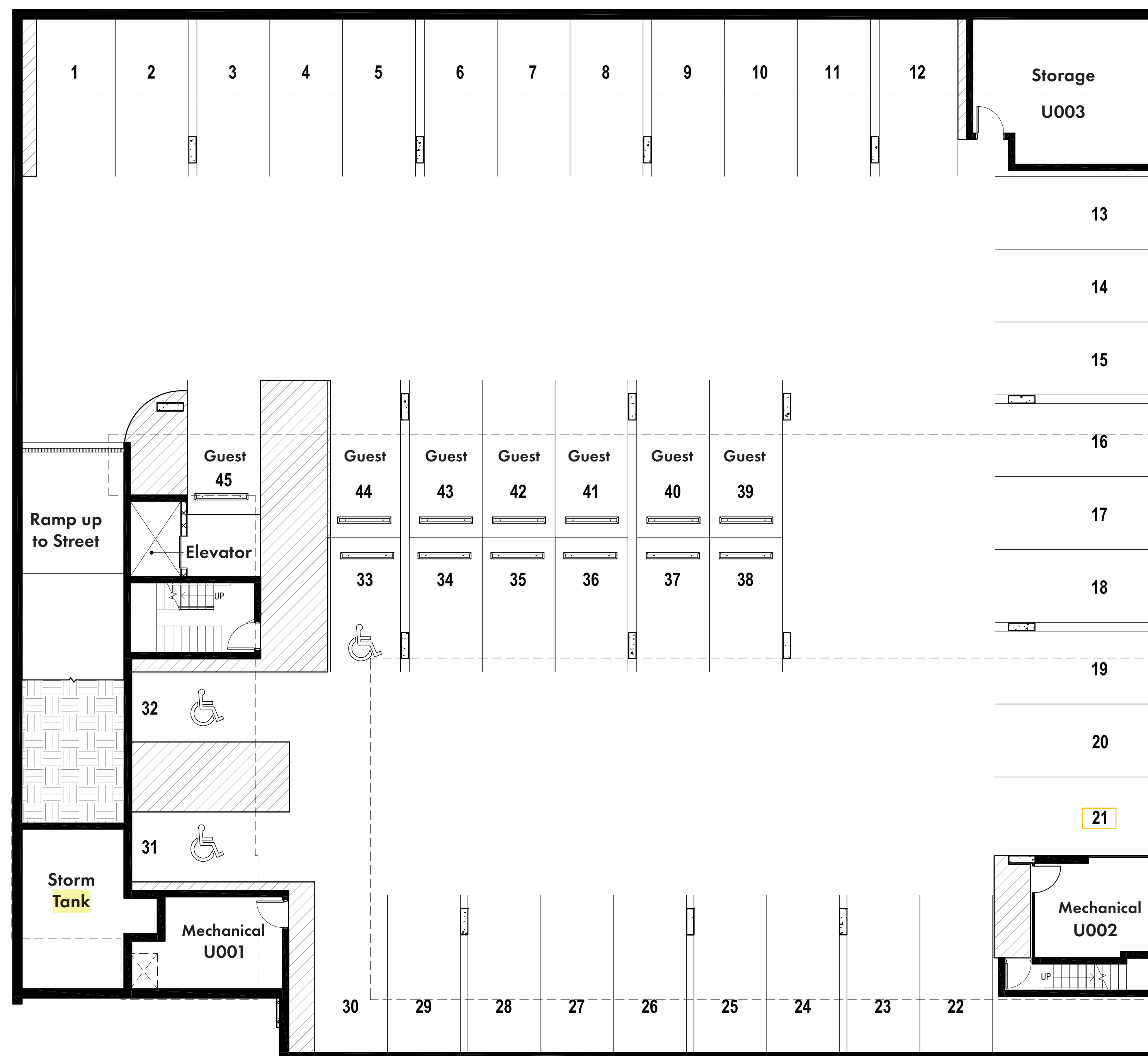




Loft Level

 **The Aster**


Banff Avenue



Parcels: 205046

Address	340 BANFF AVE
Property Files *NEW*	More info
Area (sq m)	1,204.65
Perimeter (m)	141.32



Related tables:

[Zoom to](#)

