

# Banff Housing Corporation

## NEW LISTING: 2 Sulphur Court

\$717,672.00

PRICE TO BUYER

81.6%

HOMEOWNER EQUITY

\$879,500.00

MARKET VALUE

**TYPE:** Duplex

**TAXES:** \$3740.19

**CONDO FEES:** \$354.00

**YEAR BUILT:** 1997

**POSSESSION:** March 1

**MGMT:** Self Mgmt

1637+ 700 sq.ft. basement  
4 bed, 3.5 bathrooms

### ABOUT:

Beautiful multi-level duplex with fantastic mountain views located in a warm inviting cul-de-sac. Bright open concept living room, kitchen and dining room with hardwood floors. The upper-level consists of 3 bedrooms and 2 full bathrooms. The master bedroom has a full ensuite and spacious walk-in closet. The back deck is positioned to catch the sun late morning and well into the evening. The single car garage enters the house through a mud/laundry room.

### BASEMENT:

The basement consists of a bedroom, 3 piece bathroom, large family room, multiple storage areas and a furnace room.

### INCLUDED IN SALE:

Fridge, Gas Stove, Dishwasher, Washer, Dryer, Window Coverings, Freezer and Central Vac.

<b>STYLE:</b>	Duplex
<b>LEGAL SUITE:</b>	No
<b>EXTERIOR:</b>	Stone/Wood/Stucco
<b>ROOF:</b>	Asphalt (2019)
<b>CONSTRUCTION:</b>	Wood Frame
<b>FOUNDATION:</b>	Concrete Poured
<b>PARKING:</b>	Single Garage & Driveway
<b>HEAT/AIR:</b>	Forced Air
<b>FUEL:</b>	Natural Gas
<b>FIREPLACE:</b>	Yes, Gas
<b>WATER:</b>	City/Municipal
<b>SEWER:</b>	Municipal
<b>LEGAL:</b>	Unit 2 (UF) 417 Plan 9711924

The above information is from sources deemed to be reliable but should not be relied upon without independent verification.