



**GRASSROOTS**  
REALTY GROUP

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**140 Kootenay Avenue  
Banff, Alberta**

**MLS # A2231289**



**\$1,790,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RMR
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Laminate Counters		

**Inclusions:** n/a

Prime Investment Opportunity in Banff - Exceptional Redevelopment Potential. This character home offers a rare combination of potential significant future development and rental income. Situated on a beautifully landscaped corner lot just under 12000 sq. ft. in one of Banff's most sought-after locations can't go unnoticed. The southern exposure affords views of the famous Banff Springs Hotel and the iconic Mt. Rundle. Currently configured as a six-bedroom home with multiple living spaces, a double-attached garage, and a sprawling landscaped yard, this residence provides steady rental potential while plans for redevelopment take shape. Whether you are considering multi-unit residential redevelopment or renovating or building your dream home this property is positioned for strong future value and growth. An unparalleled chance to secure a high-value property in one of Canada's most iconic mountain destinations. Invest now and capitalize on Banff's evolving real estate landscape.