



GRASSROOTS
REALTY GROUP

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**211 Glen Crescent
Banff, Alberta**

MLS # A2234746



\$1,895,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RMR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your dream home nestled in one of Banff's most desirable neighborhoods, Glen Crescent, just steps from the serene Bow River, the breathtaking Bow Falls, and the iconic Fairmont Banff Springs Hotel. This exceptional residence blends timeless character with modern comfort, all set against a backdrop of spectacular mountain beauty. Featuring 4 spacious bedrooms (2 primary bedrooms with en-suites) and a suite with revenue potential, this property offers flexibility for extended family living, guests, or additional income. Inside, you'll enjoy two comfortable living rooms, each warmed by one of three fireplaces, creating inviting spaces to relax and entertain. The centerpiece of the home is a large, open-concept kitchen, complete with a generous granite island—perfect for cooking, gathering, and everyday living. Hardwood floors flow throughout, adding warmth and sophistication to every room. Step outside to a fully fenced, private backyard—a peaceful retreat ideal for outdoor dining, gardening, or quiet reflection. The charming front porch and excellent curb appeal further enhance the welcoming atmosphere of this remarkable home.