



**GRASSROOTS**  
REALTY GROUP

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**125 Rainbow Avenue  
Banff, Alberta**

**MLS # A2249719**



**\$1,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Enclosed, Secured, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Cleared, Few Trees, Front Yard, Landscaped, Level, Low Maint		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RRA (Rainbow Avenue Distr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, Separate Entrance		

**Inclusions:** N/A

Prime redevelopment opportunity in the heart of Banff, nestled on a spacious 9,834 square foot lot, with breathtaking views towards the surrounding mountain views, this property offers a rare chance to secure a revenue-generating holding property with exceptional development potential. The land is currently improved with a 4 bedroom home and a detached garage, producing steady rental income. The permitted zoning allows for up to an 8-plex development, and discretionary use provides the possibility for additional development including an apartment complex, subject to town approval. With convenient alley access, a valuable advantage for residents, visitors, and construction access, this lot is well-positioned for a thoughtful multi-family build in one of Canada's most sought-after mountain communities. Whether you're planning your dream build, an investor looking to hold and generate income or a developer ready to bring new housing to the heart of Banff, opportunities like this are rare.