



GRASSROOTS
REALTY GROUP

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**125 Rainbow Avenue
Banff, Alberta**

MLS # A2249719



\$1,895,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,009 sq.ft.	Age:	1955 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Enclosed, Secured, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Cleared, Few Trees, Front Yard, Landscaped, Level, Low Maint		

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

Inclusions: N/A

Prime Redevelopment Opportunity in the Heart of Banff Nestled on a spacious 9,834 sq. ft. lot with breathtaking views towards the surrounding mountain vistas, this property offers a rare chance to secure a revenue-generating holding property with exceptional future potential. Currently improved with a well-maintained 1955-built home and a detached garage, the site produces steady rental income while you plan your next steps. The permitted zoning allows for up to an 8-plex development, and discretionary use provides the possibility for an apartment complex, subject to town planning approval. With convenient alley access—a valuable advantage for residents, guests, or 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.