



**GRASSROOTS**  
REALTY GROUP

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**412 Cougar Street  
Banff, Alberta**

**MLS # A2264167**



**\$2,300,000**

|                  |                                  |               |                    |
|------------------|----------------------------------|---------------|--------------------|
| <b>Division:</b> | NONE                             |               |                    |
| <b>Type:</b>     | Residential/House                |               |                    |
| <b>Style:</b>    | 1 and Half Storey                |               |                    |
| <b>Size:</b>     | 2,032 sq.ft.                     | <b>Age:</b>   | 1917 (109 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 4                  |
| <b>Garage:</b>   | Driveway, Single Garage Attached |               |                    |
| <b>Lot Size:</b> | 0.18 Acre                        |               |                    |
| <b>Lot Feat:</b> | Front Yard                       |               |                    |

|                    |                                                 |                   |     |
|--------------------|-------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Floor Furnace, Natural Gas                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Other, Tile, Wood                               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                                           | <b>Zoning:</b>    | RCR |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Soaking Tub, Vaulted Ceiling(s) |                   |     |

**Inclusions:** N/A

This property, situated on a serene Banff street, is a rare investment opportunity. It has been handed down through generations and comprises two separate homes on the site. There is the original home along with a large newer addition offering a sizable legal suite, an illegal basement suite, attached garage, a large workshop and including a new outdoor covered hot tub. With the current layout, the property generates substantial income, and if the existing construction does not meet your requirements, it presents an excellent opportunity for redevelopment. The location is ideal, just two blocks from Banff Ave., and within walking distance of both the Elementary and High Schools. Additionally, the property is ripe for development, with permitted uses for apartment housing, fourplex, multiplex, and more. Discretionary uses include home occupation types 1 & 2, duplex and more, making it a versatile investment.