



**GRASSROOTS**  
REALTY GROUP

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**A, 510 Wolf Street  
Banff, Alberta**

**MLS # A2276190**



**\$1,550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete, Slab

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RNC-R2

**Utilities:** -

**Inclusions:** N/A

Ideally located just minutes from downtown Banff, this well-appointed half duplex offers outstanding flexibility, natural light, and mountain views—perfect for those seeking space for family and guests. The home is filled with windows that flood the interior with natural light and frame beautiful mountain scenery. The living room is anchored by a charming river stone fireplace, creating a warm and inviting focal point for everyday living and entertaining. The functional multi-level layout provides excellent separation of space. The main floor features a large family room that can easily function as a fourth bedroom, complete with a half bathroom—ideal for guests, extended family, or home office needs. The second floor is dedicated to a private primary bedroom with its own bathroom, offering a quiet retreat. On the third level, you’ll find two generously sized bedrooms and an additional full bathroom, perfect for family living. To complete this top floor there’s vaulted ceilings with open banister to living room/kitchen. Additional highlights include a fenced yard, a double car garage, and a highly desirable location close to Banff’s shops, restaurants, trails, and amenities. A rare opportunity to own a spacious, versatile half duplex in Banff.