



**GRASSROOTS**  
REALTY GROUP

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**A, 208 Muskrat Street  
Banff, Alberta**

**MLS # A2276365**



**\$1,250,000**

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	917 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RCM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Refrigerator, Stove, Washer

Step up from condo living into space, privacy, and long-term flexibility with this beautifully renovated half duplex, ideally located just steps from Banff Avenue and downtown amenities. Designed with homeowners in mind, the upper level functions as a comfortable primary residence, featuring two well-appointed bedrooms, a bright and functional layout, and numerous renovations and upgrades throughout. This level offers the day-to-day living space many condo owners are ready for—without shared hallways, elevators, or monthly condo fees. What truly elevates this property is the legal, fully self-contained 2-bedroom suite below. Thoughtfully designed and completely separate, the suite provides excellent income potential to offset ownership costs, or an ideal solution for extended family, guests, or multigenerational living. This flexibility makes the home not only a lifestyle upgrade, but also a smart long-term investment in Banff’s limited housing market. Upgrades done to this home include the heat pump (which also functions as air conditioning in the summer months), instant hot water tank, and new furnace installed in 2025. There is also assigned surface parking stall in the rear. Outdoor living is another standout feature. Enjoy a large deck and fully fenced yard, offering rare private outdoor space—perfect for entertaining, relaxing, pets, or enjoying the mountain air after a day of hiking or skiing. Located in a highly walkable central location, this property allows you to leave the car behind and enjoy easy access to shops, restaurants, trails, schools, and transit—all while living in a quiet residential setting. Whether you’re a condo owner ready for more space, a buyer seeking rental income, or someone looking for a flexible home that adapts as your needs change, this renovated half duplex with a legal suite offers exceptional value,

versatility, and lifestyle appeal in the heart of Banff.