



**GRASSROOTS**  
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**137 Muskrat Street  
Banff, Alberta**

**MLS # A2279199**

**\$3,525,000**



**Division:** NONE

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** Three Peaks Banff

**Size:** 4,036 sq.ft.

**Zoning:** RNC

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** All appliances, furnishings, chattels, artwork, housewares and electronics

Positioned just moments from Banff Avenue, 137 Muskrat Street represents a scarce opportunity to acquire a fully licensed B&B Inn in one of Canada's most tightly regulated resort markets. Operating as a whole-home accommodation, the property currently offers six guest rooms, with potential to expand to eight, complemented by a dedicated on-site manager's suite—an operational advantage that supports both efficiency and long-term scalability. Spanning approximately 4,036 sq. ft., the residence is thoughtfully configured to meet the expectations of today's discerning travellers while maintaining the warmth and authenticity that define a successful Rocky Mountain inn. The home has been carefully maintained and professionally managed, benefiting directly from Banff's resilient, year-round tourism economy driven by global leisure travel, outdoor recreation, and limited accommodation supply. The location is a key differentiator. Guests enjoy walkable access to Banff's shops, dining, and cultural amenities, while being quietly set on an established residential street—an increasingly rare balance in the town's hospitality landscape. Proximity to trail networks and the broader Banff National Park further enhances its appeal to international and repeat visitors alike. For investors, this is a turn-key hospitality asset in a market where new licenses are exceptionally difficult to obtain; this property being one of only eight. For owner-operators, it offers the rare ability to live and work in one of the world's most recognizable mountain destinations. In a town defined by supply constraints and global demand, 137 Muskrat Street stands out as a compelling, income-producing real estate opportunity in the Banff market.

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