



**GRASSROOTS**  
REALTY GROUP

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**A, 328 Squirrel Street  
Banff, Alberta**

**MLS # A2121953**



**\$1,395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,463 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Garden		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RSC

**Utilities:** -

**Inclusions:** N/A

Welcome to your dream family home in the heart of Banff! This charming half duplex offers the perfect blend of convenience, comfort, and income potential. Located directly across the street from Banff Elementary School, your mornings will be a breeze as the kids simply walk across to start their day of learning. Imagine the joy of watching them play in the open school field with the breathtaking backdrop of majestic mountains. With three bedrooms upstairs, there's ample space for the whole family to unwind and rest. Plus, the added bonus of a 1-bedroom illegal suite in the basement provides a fantastic opportunity to offset your mortgage payments or accommodate extended family members. Situated just a stone's throw away from downtown Banff and a mere block from IGA, you'll have all the amenities you need within easy reach. Whether it's a quick grocery run or a leisurely stroll through town, everything is conveniently close by. Nestled in one of Banff's most desirable locations, this home offers more than just a place to live—it offers a lifestyle. From the proximity to schools and shops to the stunning natural beauty that surrounds you, this is an opportunity not to be missed. Make memories that will last a lifetime in this perfect family abode.