



**GRASSROOTS**  
REALTY GROUP

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**120 Beaver Street  
Banff, Alberta**

**MLS # A2134107**



**\$1,600,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,170 sq.ft.  | <b>Age:</b>   | 1978 (46 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Garden, Gentle Sloping, Landscaping |               |                   |

|                    |                         |                   |                           |
|--------------------|-------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Public                    |
| <b>Floors:</b>     | Carpet, Ceramic Tile    | <b>Sewer:</b>     | Public Sewer              |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding | <b>Zoning:</b>    | RCM Central Muskrat Dist. |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks             |                   |                           |

**Inclusions:** N/A

Classic, well cared for bungalow close to downtown Banff with sizeable yard, garden and double detached garage. With a fully developed basement with revenue potential, this home has four bedrooms and four bathrooms and is ideal for a growing family, rental investment property, or for staff housing. The lot is situated in RCM – Central Muskrat District and the permitted use is apartment housing and allows for 11.0 meters / 3 storeys. This is an excellent holding property for future redevelopment! Quick Possession Possible!