



GRASSROOTS
REALTY GROUP

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**B, 109 Cave Ave Avenue S
Banff, Alberta**

MLS # A2140289



\$1,199,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 and Half Storey, Back Split		
Size:	1,728 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Beach, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: wall artwork

This rear back to back Duplex is a gem. Backing onto green space with a private yard, this property has the flexibility of a Family home with a separate 2 plus den suite for income generation. Alternatively as a much sort after investment property, for staff housing. Note Banff has a need to reside clause, so confirm with your trusted realtor