



GRASSROOTS
REALTY GROUP

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**404 Otter Street
Banff, Alberta**

MLS # A2148848



\$1,550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1921 (104 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Stall		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Few Trees, Rectangular Lot, See Remarks, Sloped, Views		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Wood Frame

Zoning: RTM-Tunnel Mountain Distr

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings

Inclusions: N/A

This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities! Don't Delay, Quick Possession Possible!