



GRASSROOTS
REALTY GROUP

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**119 Wolverine Street
Banff, Alberta**

MLS # A2171429



\$1,599,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,647 sq.ft.	Age:	1952 (73 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Soaking Tub		

Inclusions: none

Fantastic development opportunity in Banff! Nestled on a quiet street just steps from the Banff Centre, this character-filled property offers a rare opportunity to own a double lot exceeding 10,000 sqft in the heart of Banff. Zoned RNC, the lots allow for up to 8 units (with potential for 9+ through discretionary use - FAR 1.0), offering incredible development potential. The home retains its original charm and could also be a fantastic family home with some renovations. The expansive yard is a highlight, featuring a charming patio, firepit, and greenhouse—perfect for outdoor relaxation. It is also ideal for staff accommodation with 6 bedrooms and 2 bathrooms. The basement can easily be partitioned into an (illegal) suite, and with the town's current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!