



**204 Grizzly Street
Banff, Alberta**

MLS # A2177429



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1925 (99 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement - Washer, Dryer, Refrigerator, Electric Range, Storage Shed

Nestled in the heart of Banff, this historic home combines rustic charm with modern amenities, offering over 1700 square feet of inviting living space. With separate entrances for each level, this home is perfect for multi-use living with a secondary living space. Step into the main level, where beamed ceilings add a touch of rustic elegance. In the living room, a cozy fireplace promises to warm up your evenings as you relax with family or entertain friends. The spacious living room flows seamlessly into an ample kitchen, with hidden laundry, an abundance of storage and a delightful view of the expansive patio and backyard. Picture yourself enjoying your morning coffee on this deck, surrounded by the serene beauty of Banff's natural landscape, and perhaps even admire the passing wildlife! The main level also features two inviting bedrooms, including a generously sized primary bedroom. A shared four-piece bathroom ensures convenience and comfort for all. The walkout basement, with its own separate entrance, is a haven of functional living space. It features a large primary bedroom / living room, an additional well-appointed kitchen, and a second bedroom, making it perfect for any occupant. The basement's four-piece bathroom, convenient laundry, and extra storage space add to the home's practicality. This unique property is more than just a home; it's a lifestyle. Experience the perfect blend of comfort and charm in this beautiful Banff home. A short walk will get you to Banff Avenue, or up Tunnel mountain, to make the most of the recreation and attractions in this remarkable town! Opportunities to own properties like this are scarce, so don't delay, book your private tour right away!