



**B, 133 Park Avenue
Banff, Alberta**

MLS # A2179760



\$1,100,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,118 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RRA-Rainbow Ave Dist.
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

With approximately 2,160 sq.ft. of living space on two levels this duplex has three bedrooms up and separate lower level with two bedrooms, full bathroom and living area. Situated in one of Banff's most sought-after family neighborhoods, the home has terrific views, receives loads of sun, has a landscaped southwest facing backyard, and is close to a play ground, numerous trails and only a 5 minute walk to down town Banff. This home is ideal for staff housing or a family looking to subsidize their mortgage or with excellent tenants in place and current rent at \$5,520/mth it will prove to be an excellent investment property. Current price reflective of the condition of the property in need of some modernization. Tenant rights apply.