



**115 Nahanni Drive
Banff, Alberta**

MLS # A2189217



\$828,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Environmental Reserve		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 407

LLD: -

Zoning: RW

Utilities: -

Inclusions: N/A

Tucked away in the family-friendly community of Valley View, just across the bridge up Sulphur Mountain, this 3-bedroom townhouse is the perfect place to call home. With stunning mountain views from nearly every room, you'll enjoy the beauty of Banff National Park right from your doorstep, making it an ideal setting for families who love nature and adventure. The home features a spacious, light-filled interior with a thoughtful open floor plan, designed for family living. The cozy living room is perfect for family movie nights, while the fully equipped kitchen provides ample space for cooking and creating meals together. The attached single-car garage offers convenience for busy families, and the fenced backyard is a private haven for kids and pets to play — all while enjoying panoramic mountain views. Step outside and you'll find a playground just around the corner, as well as access to a network of walking and hiking trails, offering endless outdoor adventures for every family member. Whether it's a nature walk, a bike ride, or a day of exploring, this location has it all. With its blend of comfort, privacy, and natural beauty, this townhouse offers a rare opportunity for families to live in one of the most sought-after areas in Banff. Experience the perfect balance of outdoor living and family-friendly convenience. Don't wait !