



**109 Cave Avenue
Banff, Alberta**

MLS # A2204070



\$1,585,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,262 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|----------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | 12 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings | | |

Inclusions: None

Beautifully Renovated Duplex. Situated just minutes from downtown with a custom kitchen equipped with stainless appliance package, ideal for both cooking and entertaining. Enjoy cozy nights by the massive wood-burning fireplace in the spacious living room, or take advantage of the additional fireplace in the walkout level, perfect for creating a warm, inviting atmosphere. 2 beds and an additional kitchen living and dining also offers great flexibility for a Nanny or extra living space. With over 3,600 developed square feet plus an additional 140 SQ FT workshop, this home provides ample space for any family. The property boasts 5 beds and 3 full baths, making it ideal for large families or those who need extra room for a home office or guest accommodations. A loft offers additional living space & a top-floor office for at home work. Great views of Cascade, 2 decks and a patio for outdoor living. Only steps from the Rec grounds and Bow River, be sure not to miss this opportunity.