



GRASSROOTS
REALTY GROUP

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140 Kootenay Avenue
Banff, Alberta

MLS # A2231289



\$1,790,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	1952 (73 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Floors: Carpet, Linoleum, Tile

Roof: Cedar Shake

Basement: Finished, Full

Exterior: Concrete, Mixed, Stone, Wood Frame, Wood Siding

Foundation: Block, Poured Concrete

Features: Bookcases, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RMR

Utilities: -

Inclusions: n/a

Prime Investment Opportunity in Banff - Exceptional Redevelopment Potential. This character home offers a rare combination of potential significant future development and rental income. Situated on a beautifully landscaped corner lot just under 12000 sq. ft. in one of Banff's most sought-after locations can't go unnoticed. The southern exposure affords views of the famous Banff Springs Hotel and the iconic Mt. Rundle. Currently configured as a six-bedroom home with multiple living spaces, a double-attached garage, and a sprawling landscaped yard, this residence provides steady rental potential while plans for redevelopment take shape. Whether you are considering multi-unit residential redevelopment or renovating or building your dream home this property is positioned for strong future value and growth. An unparalleled chance to secure a high-value property in one of Canada's most iconic mountain destinations. Invest now and capitalize on Banff's evolving real estate landscape.