



GRASSROOTS
REALTY GROUP

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**404 Otter Street
Banff, Alberta**

MLS # A2232374



\$1,855,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, Stall		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Lawn, Private, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RTM Tunnel Mountain Dist.
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Excellent Development Potential on Large Lot!! This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities!