

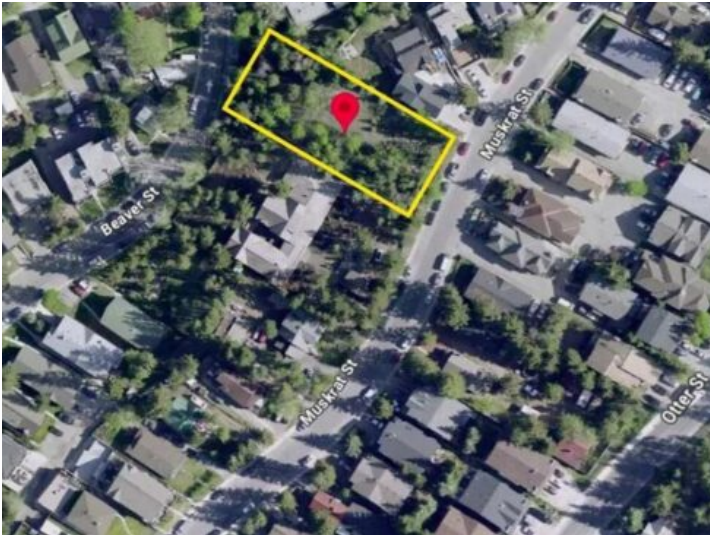


GRASSROOTS
REALTY GROUP

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**425 Muskrat Street
Banff, Alberta**

MLS # A2334650



\$4,200,000

Division: NONE

Lot Size: 0.58 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RNC

Water: -

Sewer: -

Utilities: -

An exceptional opportunity to acquire a rare vacant development property in the heart of Banff, Canada's first national park. Encompassing approximately 0.58 acres, this unique offering consists of two legal lots under one title, spanning the RBA and RNC Land Use Districts under the Town of Banff Land Use Bylaw. The RBA designation permits apartment, multiplex, and fourplex housing, while the RNC designation permits duplex, triplex, fourplex, and multiplex housing, subject to all applicable bylaws, development permit approval, and municipal requirements. Ideally situated, the property captures spectacular views of Cascade Mountain, Mount Norquay, Sulphur Mountain, and Tunnel Mountain, while remaining within walking distance of downtown Banff, schools, parks, trails, and everyday amenities. Opportunities to acquire a vacant infill development site of this size and caliber in Banff are exceptionally rare, making this a remarkable redevelopment opportunity in one of Canada's most sought-after mountain communities.