



GRASSROOTS
REALTY GROUP

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**311 Marten Street
Banff, Alberta**

MLS # A2337034



\$2,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	1908 (118 yrs old)
Beds:	7	Baths:	5 full / 2 half
Garage:	Other, Outside, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Rare Banff Investment Opportunity – Licensed Inn with Two Cabins located downtown. An exceptional opportunity to acquire an Inn-licensed properties in Banff, offering a truly unique investment in the heart of one of Canada's most iconic mountain destinations. Ideally located in downtown Banff, this established hospitality property provides excellent access to the shops, restaurants, attractions and amenities that draw millions of visitors to Banff National Park each year. The property includes the main Inn along with two separate cabins, providing a distinctive accommodation offering and additional flexibility for guests. With Inn licensing extremely limited in Banff, opportunities of this nature rarely become available.