



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**310 Squirrel Street
Banff, Alberta**

MLS # A2337535



\$1,950,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,985 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RSC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove

An exceptional opportunity in a highly desirable Banff location! This versatile property features two separate units, each offering two bedrooms, providing an excellent option for homeowners looking for additional revenue or investors seeking a property with future potential. The home also includes a full basement offering additional space and flexibility, along with a double detached garage—a valuable feature in Banff. Ideally situated close to the Banff Mineral Springs Hospital, schools, downtown Banff, shopping, restaurants, and amenities, this property combines convenience with outstanding potential. Whether you are looking for a home with revenue, an investment property, or an exciting redevelopment opportunity, 310 Squirrel Street offers a rare chance to own a versatile property in the heart of Banff.