

**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	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Wood Frame, Wood Siding	Zoning:	RMR
Foundation:	Block	Utilities:	-
Features:	Bookcases, Laminate Counters		

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.