\$1,599,999 - 119 Wolverine Street, Banff

MLS® #A2171429

\$1,599,999

6 Bedroom, 2.00 Bathroom, 2,647 sqft Residential on 0.23 Acres

NONE, Banff, Alberta

Fantastic development opportunity in Banff! Nestled on a quiet street just steps from the Banff Centre, this character-filled property offers a rare opportunity to own a double lot exceeding 10,000 sqft in the heart of Banff. Zoned RNC, the lots allow for up to 8 units (with potential for 9+ through discretionary use - FAR 1.0), offering incredible development potential. The home retains its original charm and could also be a fantastic family home with some renovations. The expansive yard is a highlight, featuring a charming patio, firepit, and greenhouseâ€"perfect for outdoor relaxation. It is also ideal for staff accommodation with 6 bedrooms and 2 bathrooms. The basement can easily be partitioned into an (illegal) suite, and with the town's current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!

Built in 1952

Essential Information

MLS® # A2171429

Price \$1,599,999

Bedrooms 6

Bathrooms 2.00

Full Baths 2

Square Footage 2,647

Acres 0.23







Year Built 1952

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 119 Wolverine Street

Subdivision NONE
City Banff

County Improvement District No. 09 (Banff)

Province Alberta
Postal Code T1L1h1

Amenities

Parking Spaces 1

Parking Off Street, Single Garage Attached

of Garages 1

Interior

Interior Features No Smoking Home, Soaking Tub

Appliances Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator,

Washer

Heating Central, Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Living Room, Wood Burning

Basement None

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Yard, Garden
Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2024

Days on Market 273
Zoning RNC

Listing Details

Listing Office GRASSROOTS REALTY GROUP

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