\$3,500,000 - 128 Kootenay Avenue, Banff

MLS® #A2189463

\$3,500,000

3 Bedroom, 2.00 Bathroom, 2,584 sqft Residential on 0.52 Acres

NONE, Banff, Alberta

Fabulous possibilities in this Banff property

Welcome to Banff, where this classic residence epitomizes the finest district in Banff, Kootenay Avenue.

This unique modernized log home is secluded in the heart of Banff, where privacy and comfort are

the norm. It offers extraordinary mountain views and the unparalleled lifestyle of living in Beautiful Banff. The rear exterior boasts a 300-square-foot cedar deck with a hand-carved glass panel depicting local flora and fauna on a dimmer switch. This deck overlooks Mt Rundle, currently a B&B, with the

possibility of developing this property into three lots. Layout: Main Level Entry with two wings. Lot: Features a Parklike Setting, Private, over 21,600 sq ft. Heating: Natural gas. Flooring: options include hardwood, carpet, and linoleum. Roof: asphalt with solar panels. Parking: Room for five cars. Exterior: Feature fencing, Garden, Decks and Barn. Interior: Rustic Living Room/ Dining Room & Island Kitchen with a Gas Range, two Island Kitchen, Laundry: Main floor Fireplace: Description Wood Burning. An extraordinary possibility, duplex, triplex, and fourplex housing are all permitted under the local land use bylaw. This lot is positioned to be divided into three lots, offering ample potential.







Essential Information

MLS® # A2189463 Price \$3,500,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 2,584
Acres 0.52
Year Built 1928

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 128 Kootenay Avenue

Subdivision NONE City Banff

County Improvement District No. 09 (Banff)

Province Alberta
Postal Code T1L 1B8

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front, Plug-In,

Parking Pad, Workshop in Garage

of Garages 2

Interior

Interior Features Beamed Ceilings, Chandelier, Double Vanity, Wood Windows, Kitchen

Island, No Smoking Home, Natural Woodwork, Vaulted Ceiling(s)

Appliances Dishwasher, Double Oven, Gas Cooktop, Refrigerator, Range, Range

Hood, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Brick Facing, Great Room, Mantle, Wood Burning

Has Basement Yes

Basement Crawl Space, Partial, Unfinished

Exterior

Exterior Features Balcony, Fire Pit, Private Entrance, Private Yard Lot Description Back Lane, Gentle Sloping, Landscaped, Treed

Roof Asphalt Shingle

Construction Log, Wood Frame

Foundation Combination

Additional Information

Date Listed February 6th, 2025

Days on Market 258
Zoning RSA

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.