

# \$1,790,000 - 140 Kootenay Avenue, Banff

MLS® #A2231289

**\$1,790,000**

6 Bedroom, 3.00 Bathroom, 1,984 sqft

Residential on 0.28 Acres

NONE, Banff, Alberta

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.

Built in 1952

## Essential Information

MLS® #	A2231289
Price	\$1,790,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,984
Acres	0.28
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Kootenay Avenue
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1E3

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Bookcases, Laminate Counters
Appliances	Dryer, Electric Range, Refrigerator, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, Stone, Wood Burning, Den, Masonry
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, Views, Corner Lot
Roof	Cedar Shake
Construction	Concrete, Stone, Wood Frame, Mixed, Wood Siding

Foundation                      Block

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                72  
Zoning                              RMR

**Listing Details**

Listing Office                    Coldwell Banker Lifestyle

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