

\$2,300,000 - 412 Cougar Street, Banff

MLS® #A2264167

\$2,300,000

5 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.18 Acres

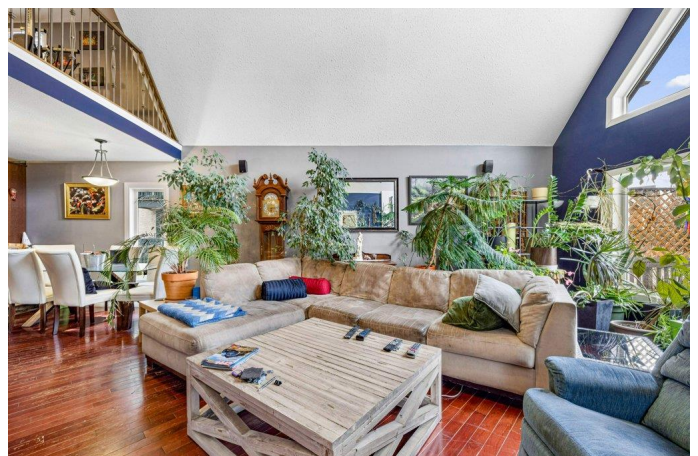
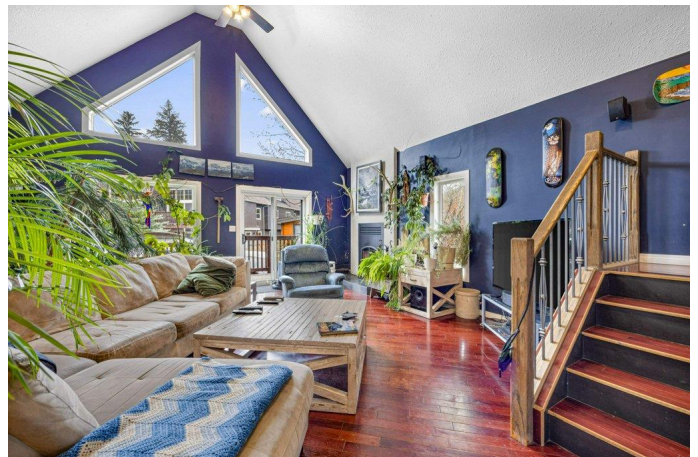
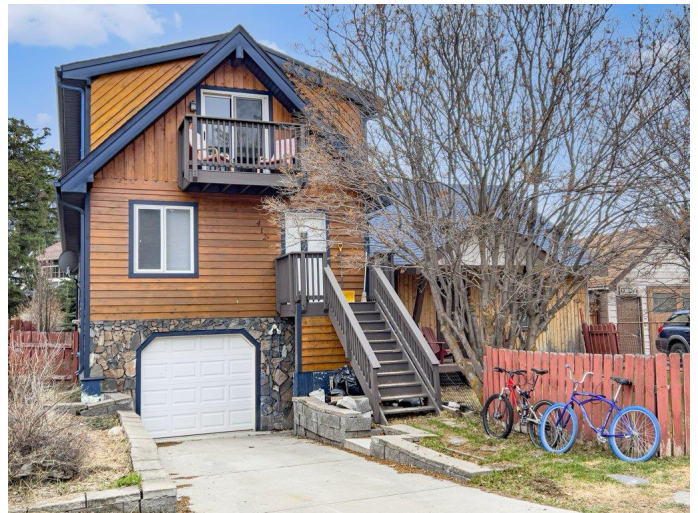
NONE, Banff, Alberta

This property, situated on a serene Banff street, is a rare investment opportunity. It has been handed down through generations and comprises two separate homes on the site. There is the original home along with a large newer addition offering a sizable legal suite, an illegal basement suite, attached garage, a large workshop and including a new outdoor covered hot tub. With the current layout, the property generates substantial income, and if the existing construction does not meet your requirements, it presents an excellent opportunity for redevelopment. The location is ideal, just two blocks from Banff Ave., and within walking distance of both the Elementary and High Schools. Additionally, the property is ripe for development, with permitted uses for apartment housing, fourplex, multiplex, and more. Discretionary uses include home occupation types 1 &2, duplex and more, making it a versatile investment.

Built in 1917

Essential Information

MLS® #	A2264167
Price	\$2,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,032
Acres	0.18



Year Built	1917
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	412 Cougar Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1A1

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
-------------	--------------------

Days on Market	2
Zoning	RCR

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.