

\$1,038,450 - 3, 418 Muskrat Street, Banff

MLS® #A2270168

\$1,038,450

3 Bedroom, 2.00 Bathroom, 1,396 sqft

Residential on 0.24 Acres

NONE, Banff, Alberta

Exclusive Presale Opportunity in Downtown Banff

Discover a limited collection of 10 brand-new townhomes just steps from Banff's vibrant downtown core. Each 3-bedroom, 2 full bathroom townhome offers modern design, high-quality finishes, and a private one-car garage. Perfect for families or investors, these homes combine comfort and functionality in one of Canada's most desirable real estate markets.

Banff is renowned for its natural beauty, stable property values, and limited development opportunities—creating exceptional long-term value. Enjoy the convenience of being only a 3-minute walk to shops, restaurants, and world-famous mountain scenery. A rare chance to own new construction in the heart of Banff.

Contact your agent to get information on all available units in this Presale release.

Listed price is inclusive of new Home GST, buyers may be eligible for gst rebates.

Built in 2026

Essential Information

MLS® #	A2270168
Price	\$1,038,450
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,396
Acres	0.24
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	3, 418 Muskrat Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1E7

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows
Appliances	ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Cleared, Few Trees, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Reverse Pie Shaped Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Post & Beam, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Zoning	RBA

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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