

\$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 townâ€™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 | 196 |
| Zoning | RNC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | GRASSROOTS REALTY GROUP |
|----------------|-------------------------|

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.