

# \$1,855,000 - 404 Otter Street, Banff

MLS® #A2232374

**\$1,855,000**

3 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.26 Acres

NONE, Banff, Alberta

Excellent Development Potential on Large Lot!! This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities!

Built in 1920

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232374    |
| Price          | \$1,855,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,209       |
| Acres          | 0.26        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 404 Otter Street |
| Subdivision | NONE             |
| City        | Banff            |



|             |                                     |
|-------------|-------------------------------------|
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1E3                              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Gravel Driveway, Off Street, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Mantle, Wood Burning                      |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Yard, Lawn, Private, Rectangular Lot, Sloped |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 18th, 2025           |
| Days on Market | 52                        |
| Zoning         | RTM Tunnel Mountain Dist. |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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