

\$3,500,000 - 128 Kootenay Avenue, Banff

MLS® #A2189463

\$3,500,000

3 Bedroom, 2.00 Bathroom, 2,584 sqft

Residential on 0.52 Acres

NONE, Banff, Alberta

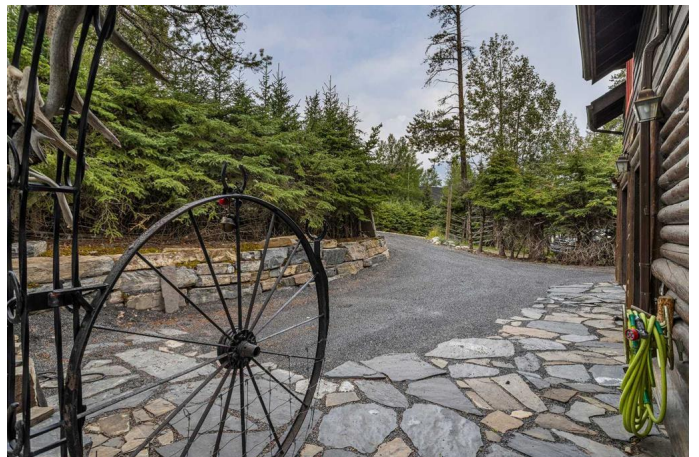
Fabulous possibilities in this Banff property

Welcome to Banff, where this classic residence epitomizes the finest district in Banff, Kootenay Avenue.

This unique modernized log home is secluded in the heart of Banff, where privacy and comfort are

the norm. It offers extraordinary mountain views and the unparalleled lifestyle of living in Beautiful Banff. The rear exterior boasts a 300-square-foot cedar deck with a hand-carved glass panel depicting local flora and fauna on a dimmer switch. This deck overlooks Mt Rundle, currently a B&B, with the

possibility of developing this property into three lots. Layout: Main Level Entry with two wings. Lot: Features a Parklike Setting, Private, over 21,600 sq ft. Heating: Natural gas. Flooring: options include hardwood, carpet, and linoleum. Roof: asphalt with solar panels. Parking: Room for five cars. Exterior: Feature fencing, Garden, Decks and Barn. Interior: Rustic Living Room/ Dining Room & Island Kitchen with a Gas Range, two Island Kitchen, Laundry: Main floor Fireplace: Description Wood Burning. An extraordinary possibility, duplex, triplex, and fourplex housing are all permitted under the local land use bylaw. This lot is positioned to be divided into three lots, offering ample potential.



Built in 1928

Essential Information

MLS® #	A2189463
Price	\$3,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,584
Acres	0.52
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	128 Kootenay Avenue
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1B8

Amenities

Parking Spaces	4
Parking	Driveway, Double Garage Attached, Garage Faces Front, Plug-In, Parking Pad, Workshop in Garage
# of Garages	2

Interior

Interior Features	Natural Woodwork, No Smoking Home, Beamed Ceilings, Chandelier, Double Vanity, Wood Windows, Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Double Oven, Gas Cooktop, Range, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Great Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Gentle Sloping, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Log
Foundation	Combination

Additional Information

Date Listed	February 6th, 2025
Days on Market	271
Zoning	RSA

Listing Details

Listing Office	Real Estate Professionals Inc.
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