

# \$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	27
Zoning	RTM Tunnel Mountain Dist.

### Listing Details

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

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.