

119 Wolverine Street
Banff, Alberta

MLS # A2171429



\$1,599,999

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|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,647 sq.ft. | Age: | 1952 (73 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Yard, Garden | | |

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|--------------------|----------------------------------|-------------------|-----|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RNC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Soaking Tub | | |

Inclusions: none

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 greenhouse—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 town's current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!