

**404 Otter Street
Banff, Alberta**

MLS # A2232374



\$1,855,000

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|------------------|---|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,209 sq.ft. | Age: | 1920 (105 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Gravel Driveway, Off Street, Stall | | |
| Lot Size: | 0.26 Acre | | |
| Lot Feat: | Back Yard, Lawn, Private, Rectangular Lot, Sloped | | |

| | | | |
|--------------------|--------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RTM Tunnel Mountain Dist. |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

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!