

780-228-224 donna@donnawilson.ca

## 412 Cougar Street Banff, Alberta

MLS # A2264167



\$2,300,000

Division: Type: Style:	NONE Residential/House 1 and Half Storey				
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Style:					
	0.000 %		1 and Half Storey		
Size:	2,032 sq.ft.	Age:	1917 (108 yrs old)		
Beds:	5	Baths:	4		
Garage:	Driveway, Single Garage Attached				
Lot Size:	0.18 Acre				
Lot Feat:	Front Yard				

**Heating:** Water: Floor Furnace, Natural Gas Floors: Sewer: Other, Tile, Wood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Partial, Partially Finished **Exterior:** Zoning: **RCR** Mixed Foundation: **Poured Concrete Utilities:** 

Features: Kitchen Island, Soaking Tub, Vaulted Ceiling(s)

Inclusions: N/A

This property, situated on a serene Banff street, is a rare investment opportunity. It has been handed down through generations and comprises two separate homes on the site. There is the original home along with a large newer addition offering a sizable legal suite, an illegal basement suite, attached garage, a large workshop and including a new outdoor covered hot tub. With the current layout, the property generates substantial income, and if the existing construction does not meet your requirements, it presents an excellent opportunity for redevelopment. The location is ideal, just two blocks from Banff Ave., and within walking distance of both the Elementary and High Schools. Additionally, the property is ripe for development, with permitted uses for apartment housing, fourplex, multiplex, and more. Discretionary uses include home occupation types 1 &2, duplex and more, making it a versatile investment.