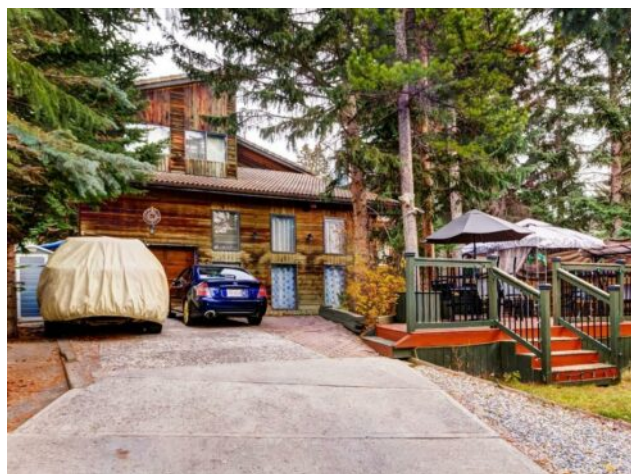


**B, 123 Grizzly Street
 Banff, Alberta**

MLS # A2268153



\$1,399,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,784 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover exceptional value in this versatile 5-bedroom half duplex tucked away on a quiet back alley behind Grizzly Street, offering privacy and functionality for families or investors alike. This home features an open and inviting layout with spacious living spaces and easy access to a large, fully fenced yard — perfect for kids, pets, or entertaining. The lower level includes an in-law suite for your teens or visiting family, ideal for multi-generational living or rental income. Enjoy ample parking, peaceful surroundings, and the convenience of nearby schools, parks, and local amenities. A rare find combining space, flexibility, and privacy — this property checks all the boxes!