

**A, 510 Wolf Street
Banff, Alberta**

MLS # A2276190



\$1,550,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,573 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Wood Frame, Wood Siding

Zoning: RNC-R2

Foundation: Poured Concrete, Slab

Utilities: -

Features: See Remarks

Inclusions: N/A

Ideally located just minutes from downtown Banff, this well-appointed half duplex offers outstanding flexibility, natural light, and mountain views—perfect for those seeking space for family and guests. The home is filled with windows that flood the interior with natural light and frame beautiful mountain scenery. The living room is anchored by a charming river stone fireplace, creating a warm and inviting focal point for everyday living and entertaining. The functional multi-level layout provides excellent separation of space. The main floor features a large family room that can easily function as a fourth bedroom, complete with a half bathroom—ideal for guests, extended family, or home office needs. The second floor is dedicated to a private primary bedroom with its own bathroom, offering a quiet retreat. On the third level, you’ll find two generously sized bedrooms and an additional full bathroom, perfect for family living. To complete this top floor there’s vaulted ceilings with open banister to living room/kitchen. Additional highlights include a fenced yard, a double car garage, and a highly desirable location close to Banff’s shops, restaurants, trails, and amenities. A rare opportunity to own a spacious, versatile half duplex in Banff.