

# \$1,599,999 - 119 Wolverine Street, Banff

MLS® #A2171429

**\$1,599,999**

6 Bedroom, 2.00 Bathroom, 2,647 sqft

Residential on 0.23 Acres

NONE, Banff, Alberta

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 greenhouseâ€”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 townâ€™s current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!

Built in 1952

## Essential Information

MLS® #	A2171429
Price	\$1,599,999
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,647
Acres	0.23



Year Built	1952
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	119 Wolverine Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1h1

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 4th, 2024
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Days on Market	272
Zoning	RNC

## **Listing Details**

Listing Office	GRASSROOTS REALTY GROUP
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