

# \$1,038,450 - 2, 418 Muskrat Street, Banff

MLS® #A2270167

**\$1,038,450**

3 Bedroom, 2.00 Bathroom, 1,396 sqft

Residential on 0.24 Acres

NONE, Banff, Alberta

Exclusive Presale Opportunity in Downtown Banff

Discover a limited collection of 10 brand-new townhomes just steps from Banff's vibrant downtown core. Each 3-bedroom, 2 full bathroom townhome offers modern design, high-quality finishes, and a private one-car garage. Perfect for families or investors, these homes combine comfort and functionality in one of Canada's most desirable real estate markets.

Banff is renowned for its natural beauty, stable property values, and limited development opportunities—creating exceptional long-term value. Enjoy the convenience of being only a 3-minute walk to shops, restaurants, and world-famous mountain scenery. A rare chance to own new construction in the heart of Banff.

Listed price is inclusive of new Home GST, buyers may be eligible for gst rebates.

Built in 2026

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270167    |
| Price          | \$1,038,450 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,396       |



|            |               |
|------------|---------------|
| Acres      | 0.24          |
| Year Built | 2026          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 2, 418 Muskrat Street               |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L 1E7                             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows                                                               |
| Appliances        | ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave Hood Fan |
| Heating           | Electric, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                      |
| Cooling           | Full                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                    |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                |
| Basement          | None                                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                                                     |
| Lot Description   | Cleared, Few Trees, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Reverse Pie Shaped Lot, See Remarks, Views |

|              |                                                    |
|--------------|----------------------------------------------------|
| Roof         | Asphalt Shingle                                    |
| Construction | Cement Fiber Board, Post & Beam, Stone, Wood Frame |
| Foundation   | Poured Concrete                                    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 2                   |
| Zoning         | RBA                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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