

# \$1,855,000 - 404 Otter Street, Banff

MLS® #A2232374

**\$1,855,000**

3 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.26 Acres

NONE, Banff, Alberta

Excellent Development Potential on Large Lot!! This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities!

Built in 1920

## Essential Information

MLS® #	A2232374
Price	\$1,855,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.26
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	404 Otter Street
Subdivision	NONE
City	Banff



County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1E3

### Amenities

Parking Spaces	1
Parking	Gravel Driveway, Off Street, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	June 18th, 2025
Days on Market	40
Zoning	RTM Tunnel Mountain Dist.

### Listing Details

Listing Office	RE/MAX Alpine Realty
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