



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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**A, 115 Otter Street  
 Banff, Alberta**

**MLS # A2189050**



**\$1,285,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Attached-Front/Back		
<b>Size:</b>	1,812 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RNC: North Central Distri
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, No Smoking Home		

**Inclusions:** N/A

Nestled on the quiet yet conveniently located Otter Street, this stunning half-duplex offers the perfect blend of mountain charm and modern comfort. Just moments from the Banff Centre, Bow River, and the heart of downtown Banff. Enjoy an inviting open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. Cozy up by the Rundle Stone wood fireplace with a natural gas ignitor, or step out onto the sunny balcony, perfect for relaxing afternoons or summer BBQs. The upper two levels offer three spacious bedrooms, a den, and two four-piece bathrooms, providing plenty of space for family and guests. A private balcony atop the home beautifully separates the two duplexes, adding to the sense of privacy. Large windows throughout flood the home with natural light, showcasing breathtaking mountain views. On the lower level, you'll find a spacious attached double-car garage—spacious enough for vehicles, outdoor gear, and home items—plus two additional private parking spots and a fenced dog run outside. Recent upgrades add to the home's appeal, including a new fridge and dishwasher, pot lights, air conditioning, window tinting, and heated floors in the garage. For added peace of mind, all Poly-B plumbing has been fully replaced within the home. Don't miss this rare opportunity to own a beautifully upgraded home in one of Banff's most desirable locations! Schedule your private viewing today.