

\$3,350,000 - 128 Kootenay Avenue, Banff

MLS® #A2189463

\$3,350,000

3 Bedroom, 2.00 Bathroom, 2,584 sqft

Residential on 0.52 Acres

NONE, Banff, Alberta

Fabulous possibilities in this Banff property

Welcome to Banff, where this classic residence epitomizes the finest district in Banff, Kootenay Avenue.

This unique modernized log home is secluded in the heart of Banff, where privacy and comfort are

the norm. It offers extraordinary mountain views and the unparalleled lifestyle of living in Beautiful Banff. The rear exterior boasts a 300-square-foot cedar deck with a hand-carved glass panel depicting local flora and fauna on a dimmer switch. This deck overlooks Mt Rundle, currently a B&B, with the

possibility of developing this property into three lots. Layout: Main Level Entry with two wings. Lot: Features a Parklike Setting, Private, the lot is over 22,000 sq ft. Heating: Natural gas. Flooring: options include hardwood, carpet, and linoleum. Roof: asphalt with solar panels. Parking: Room for five cars. Exterior: Feature fencing, Garden, Decks and Barn. Interior: Rustic Living Room/ Dining Room & Island Kitchen with a Gas Range, two Island Kitchen, Laundry: Main floor Fireplace: Description Wood Burning. An extraordinary possibility, duplex, triplex, and fourplex housing are all permitted under the local land use bylaw. This lot is positioned to be divided into three lots, offering ample potential.



Built in 1920

Essential Information

MLS® #	A2189463
Price	\$3,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,584
Acres	0.52
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	128 Kootenay Avenue
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1B8

Amenities

Parking Spaces	4
Parking	Parking Pad, Double Garage Attached, Driveway, Garage Faces Front, Plug-In, Workshop in Garage
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Beamed Ceilings, Chandelier, Wood Windows, No Smoking Home, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Double Oven, Range, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning, Brick Facing, Great Room, Mantle
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Gentle Sloping, Back Lane, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Log
Foundation	Combination

Additional Information

Date Listed	February 6th, 2025
Days on Market	276
Zoning	RSA

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.