# $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 | 96 |
| Zoning | RTM Tunnel Mountain Dist. |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX Alpine Realty |

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