

# \$1,599,999 - 119 Wolverine Street, Banff

MLS® #A2171429

**\$1,599,999**

6 Bedroom, 2.00 Bathroom, 2,647 sqft

Residential on 0.23 Acres

NONE, Banff, Alberta

Fantastic development opportunity in Banff! Nestled on a quiet street just steps from the Banff Centre, this character-filled property offers a rare opportunity to own a double lot exceeding 10,000 sqft in the heart of Banff. Zoned RNC, the lots allow for up to 8 units (with potential for 9+ through discretionary use - FAR 1.0), offering incredible development potential. The home retains its original charm and could also be a fantastic family home with some renovations. The expansive yard is a highlight, featuring a charming patio, firepit, and greenhouseâ€”perfect for outdoor relaxation. It is also ideal for staff accommodation with 6 bedrooms and 2 bathrooms. The basement can easily be partitioned into an (illegal) suite, and with the townâ€™s current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!

Built in 1952

## Essential Information

MLS® #	A2171429
Price	\$1,599,999
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,647
Acres	0.23



Year Built	1952
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	119 Wolverine Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1h1

### Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

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

### Additional Information

Date Listed	October 4th, 2024
-------------	-------------------

Days on Market	195
Zoning	RNC

## **Listing Details**

Listing Office	GRASSROOTS REALTY GROUP
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.