

\$1,285,000 - A, 115 Otter Street, Banff

MLS® #A2189050

\$1,285,000

3 Bedroom, 2.00 Bathroom, 1,812 sqft
Residential on 0.12 Acres

NONE, Banff, Alberta

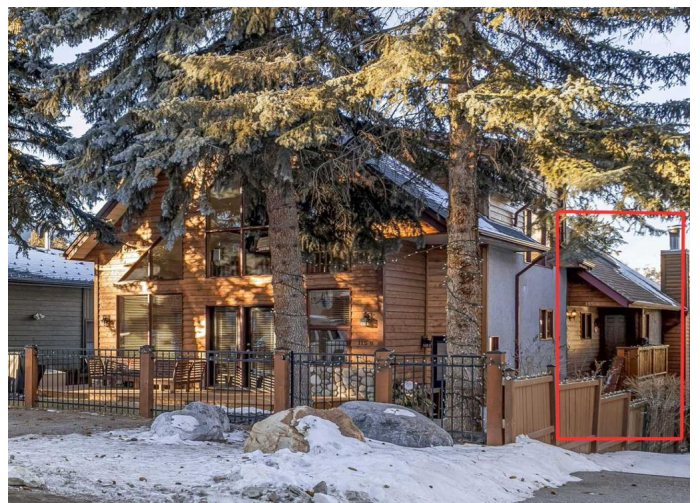
Nestled on the quiet yet conveniently located Otter Street, this stunning half-duplex offers the perfect blend of mountain charm and modern comfort. Just moments from the Banff Centre, Bow River, and the heart of downtown Banff.

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.

Built in 1996

Essential Information

MLS® #	A2189050
Price	\$1,285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,812
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Back Split, 3 Level Split
Status	Active

Community Information

Address	A, 115 Otter Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1E3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator,

	Washer, Window Coverings, Electric Oven
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Stone
Has Basement	Yes
Basement	Finished, Partial, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Dog Run
Lot Description	Back Lane, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2025
Days on Market	36
Zoning	RNC: North Central Distri

Listing Details

Listing Office	Grassroots Realty Group
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