

\$2,999,900 - 317 Buffalo Street, Banff

MLS® #A2196576

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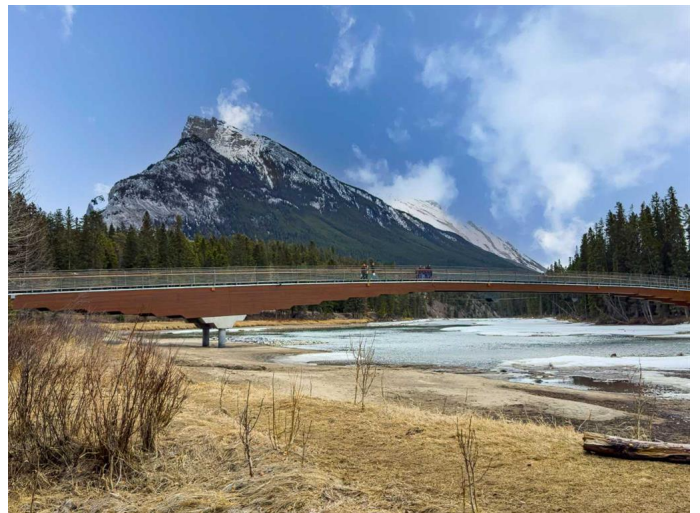
8 Bedroom, 6.00 Bathroom, 3,554 sqft
Residential on 0.32 Acres

NONE, Banff, Alberta

Welcome to one of Banff's most prestigious locations, nestled alongside the Famous Bow River in Downtown Banff, while still boasting picturesque views of Cascade Mountain from the front. This versatile 8-bedroom home featuring a full owner's residence on the main level plus 3 separate lock-off suites for exceptional rental income potential."

The main floor unfolds with an open concept floorplan, accentuated by a vaulted ceiling in the main living room, rendering the space bright and inviting. Behind the living room, the kitchen and dining area seamlessly flow, while a sunroom and indoor hot tub beckon just steps away, offering views of the Bow River from the expansive 700 sqft deck. The primary bedroom & ensuite are conveniently located nearby, alongside a second bedroom & bathroom nestled across from the dining area. A spiral staircase off the living room ascends to a beautiful lofted area, framing Cascade Mountain through large north-facing windows. Here, one can savor morning coffee or unwind by the fireplace with a glass of wine in the evening.

In total, this home comprises 3 separate units in addition to the primary residence on the main floor. The first unit is a separate 1 bedroom retreat with a cozy bathroom and kitchenette just off the main entrance. Another 2 bedroom unit awaits down the main corridor, boasting its own entrance, kitchenette, bathroom, and living room. Meanwhile, the basement unfolds as a spacious haven,



featuring 3 well-appointed bedrooms, a generous living area seamlessly integrated with a kitchenette, a bathroom and sauna, and even a cold storage area.

Set on a sprawling 13831 sqft lot, this property boasts an extra large 2-car detached garage, fenced areas located on both sides of the home, ample parking, and green space complementing this amazing Banff residence.

Built in 1980

Essential Information

MLS® #	A2196576
Price	\$2,999,900
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,554
Acres	0.32
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

Community Information

Address	317 Buffalo Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1A1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Gravel Driveway

of Garages 2
Waterfront River Front

Interior

Interior Features Jetted Tub, Pantry, See Remarks, Storage, Sauna
Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Cooktop, Electric Oven, Electric Water Heater
Heating Forced Air, Natural Gas, Central
Cooling None
Fireplace Yes
of Fireplaces 4
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Private Yard, Dog Run
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Cleared
Roof Asphalt Shingle
Construction Concrete, Log
Foundation Poured Concrete

Additional Information

Date Listed March 2nd, 2025
Days on Market 51
Zoning RRF

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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