



# 109 Cave Ave Avenue Banff Alberta

\$1,199,000

Offers are invited for this rear, back to back Duplex that is a Banff gem. Backing onto green space with a private yard, this property has the flexibility of a Family home with a separate 2 plus den suite for income generation. Alternatively as a much sort after investment property, for staff housing. Note Banff has a need to reside clause, so confirm with your trusted realtor (id:6769)

- 4pc Bathroom 8.00 Ft x 5.00 Ft
- Bedroom 10.00 Ft x 10.00 Ft
- Bedroom 12.00 Ft x 11.00 Ft
- Bonus Room 10.00 Ft x 7.00 Ft
- Dining room 9.00 Ft x 8.00 Ft
- Kitchen 8.00 Ft x 8.00 Ft
- Living room 26.00 Ft x 13.00 Ft
- Other 12.00 Ft x 11.00 Ft
- 4pc Bathroom 12.00 Ft x 7.00 Ft
- Family room 20.00 Ft x 11.00 Ft

- Primary Bedroom 17.00 Ft x 11.00 Ft
- 4pc Bathroom 5.00 Ft x .67 Ft
- Bedroom 11.00 Ft x 11.00 Ft
- Bedroom 11.00 Ft x 10.00 Ft
- Den 9.00 Ft x 12.00 Ft
- Dining room 10.00 Ft x 8.00 Ft
- Kitchen 12.00 Ft x 11.00 Ft
- Laundry room 8.00 Ft x 7.00 Ft
- Living room 20.00 Ft x 17.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Alpine Realty



**Alpine Realty**

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