



## 345 Beaver Street Banff Alberta

\$1,675,000

Introducing a charming 2-bedroom, 1.5-bathroom haven in the heart of Banff, just steps away from downtown. Boasting 1000 sqft of living space above grade, this property offers a unique and exciting opportunity for the right buyer or investor! The main floor welcomes you with a spacious living area, dining room, and a well-appointed kitchen. Adjacent to the living area, you'll discover a full bathroom and a delightful sunroom, perfect for enjoying those warm summer days. Upstairs, two generously sized bedrooms provide a cozy retreat. Downstairs, a separate living area and another full bathroom offer versatility and comfort. Situated on a large lot, the property also includes a cabin with a full bathroom, a generous living and dining area, and a bunk bed, ideal for hosting friends, family, or guests. However, the true gem of this property lies in its zoning and the massive piece of land it sits on, making it a fantastic investment opportunity for the savvy buyer or investor. Don't miss the chance to own a piece of Banff's iconic landscape with endless potential for future development. Embrace the beauty of the Rockies in this unique property that blends both character and potential. (id:6769)

3pc Bathroom 7.17 Ft x 7.08 Ft

Kitchen 9.33 Ft x 6.92 Ft

Recreational, Games room 13.67 Ft x 34.58 Ft

Furnace 8.50 Ft x 10.75 Ft

4pc Bathroom 8.42 Ft x 13.08 Ft

Dining room 11.83 Ft x 15.75 Ft

Kitchen 8.67 Ft x 11.08 Ft

Living room 15.33 Ft x 19.25 Ft

Sunroom 15.33 Ft x 6.67 Ft

2pc Bathroom 5.00 Ft x 3.83 Ft

Bedroom 10.83 Ft x 7.17 Ft

Primary Bedroom 15.67 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.repcalgaryhomes.ca/>



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