



## 412 Cougar Street Banff Alberta

\$2,300,000

This property, situated on a serene Banff street, is a rare investment opportunity. It has been handed down through generations and comprises two separate homes on the site. There is the original home along with a large newer addition offering a sizable legal suite, an illegal basement suite, attached garage, a large workshop and including a new outdoor covered hot tub. With the current layout, the property generates substantial income, and if the existing construction does not meet your requirements, it presents an excellent opportunity for redevelopment. The location is ideal, just two blocks from Banff Ave., and within walking distance of both the Elementary and High Schools. Additionally, the property is zoned for various discretionary uses, including bed & breakfast, home occupation, fourplex, and more, making it a versatile investment. (id:6769)

4pc Bathroom 4.32 M x 3.53 M  
 Laundry room 2.80 M x 1.75 M  
 Loft 4.09 M x 4.78 M  
 Primary Bedroom 4.14 M x 4.80 M  
 3pc Bathroom 1.63 M x 2.36 M  
 Bedroom 2.69 M x 3.45 M  
 Den 2.82 M x 2.77 M  
 Kitchen 3.48 M x 3.35 M  
 Recreational, Games room 6.38 M x 2.77 M  
 Furnace 3.68 M x 1.17 M

3pc Bathroom 3.12 M x 1.52 M  
 Bedroom 3.10 M x 3.94 M  
 Dining room 2.74 M x 2.19 M  
 Eat in kitchen 4.19 M x 5.59 M  
 Living room 5.84 M x 6.12 M  
 4pc Bathroom 3.07 M x 2.11 M  
 Bedroom 3.53 M x 2.52 M  
 Dining room 5.08 M x 2.72 M  
 Kitchen 3.61 M x 2.49 M

Listing Presented By:



Originally Listed by:  
 ROYAL LEPAGE SOLUTIONS



**Alpine Realty**

104 - 709 Main Street, Canmore,  
 Alberta, T1W 2B2

Phone: 1 (403) 678-5890  
 admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.