



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:

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