

**404 Otter Street**  
**Banff, Alberta**

**MLS # A2148848**



**\$1,950,000**

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | NONE  |               |                    |
| <b>Type:</b>     | Residential/House   |               |                    |
| <b>Style:</b>    | Bungalow  |               |                    |
| <b>Size:</b>     | 1,209 sq.ft.  | <b>Age:</b>   | 1921 (104 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                  |
| <b>Garage:</b>   | Driveway, Off Street, Stall                                       |               |                    |
| <b>Lot Size:</b> | 0.26 Acre   |               |                    |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Rectangular Lot, See Remarks, Sloped, Views |               |                    |

|                    |                                       |                   |                           |
|--------------------|---------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Linoleum                      | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Partially Finished              | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame                            | <b>Zoning:</b>    | RTM-Tunnel Mountain Distr |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | High Ceilings                         |                   |                           |
| <b>Inclusions:</b> | N/A                                   |                   |                           |

This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities! Don't Delay, Quick Possession Possible!