ROBERT HART MOORE grassroots realty group

780-897-4170 robert@grassrootsrealtygroup.ca

119 Wolverine Street Banff, Alberta

MLS # A2171429



Central, Forced Air, Natural Gas

No Smoking Home, Soaking Tub

Carpet, Laminate, Tile

Asphalt Shingle

Wood Frame

Poured Concrete

None

\$1,599,999

Division:	NONE			
Туре:	Residential/House			
Style:	2 Storey			
Size:	2,647 sq.ft.	Age:	1952 (73 yrs old)	
Beds:	6	Baths:	2	
Garage:	Off Street, Single Garage Attached			
Lot Size:	0.23 Acre			
Lot Feat:	Back Yard, Garden			
	Water:	-		
	Sewer:	-		
	Condo Fee	: -		
	LLD:	-		
	Zoning:	RNC		
	Utilities:	_		

Inclusions: none

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

Fantastic development opportunity in Banff! Nestled on a quiet street just steps from the Banff Centre, this character-filled property offers a rare opportunity to own a double lot exceeding 10,000 sqft in the heart of Banff. Zoned RNC, the lots allow for up to 8 units (with potential for 9+ through discretionary use - FAR 1.0), offering incredible development potential. The home retains its original charm and could also be a fantastic family home with some renovations. The expansive yard is a highlight, featuring a charming patio, firepit, and greenhouse—perfect for outdoor relaxation. It is also ideal for staff accommodation with 6 bedrooms and 2 bathrooms. The basement can easily be partitioned into an (illegal) suite, and with the town's current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!