

**A, 115 Otter Street
 Banff, Alberta**

MLS # A2189050

\$1,285,000



Division:	NONE		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Front/Back		
Size:	1,812 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RNC: North Central Distri
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home		

Inclusions: N/A

Nestled on the quiet yet conveniently located Otter Street, this stunning half-duplex offers the perfect blend of mountain charm and modern comfort. Just moments from the Banff Centre, Bow River, and the heart of downtown Banff. Enjoy an inviting open-concept main floor where the living, dining, and kitchen areas flow seamlessly together. Cozy up by the Rundle Stone wood fireplace with a natural gas ignitor, or step out onto the sunny balcony, perfect for relaxing afternoons or summer BBQs. The upper two levels offer three spacious bedrooms, a den, and two four-piece bathrooms, providing plenty of space for family and guests. A private balcony atop the home beautifully separates the two duplexes, adding to the sense of privacy. Large windows throughout flood the home with natural light, showcasing breathtaking mountain views. On the lower level, you'll find a spacious attached double-car garage—spacious enough for vehicles, outdoor gear, and home items—plus two additional private parking spots and a fenced dog run outside. Recent upgrades add to the home's appeal, including a new fridge and dishwasher, pot lights, air conditioning, window tinting, and heated floors in the garage. For added peace of mind, all Poly-B plumbing has been fully replaced within the home. Don't miss this rare opportunity to own a beautifully upgraded home in one of Banff's most desirable locations! Schedule your private viewing today.