

**137 Muskrat Street**  
**Banff, Alberta**

**MLS # A2190030**



**\$3,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	1908 (117 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Commercial
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan		

**Inclusions:** All appliances, fixtures, furnishings, electronics

This unique and spacious lodge, nestled just minutes from downtown Banff, offers an exceptional opportunity to own a beautifully renovated property with a thriving business. Boasting an enviable location that provides easy access to the town's vibrant dining, shopping, and entertainment options, as well as the stunning natural beauty of Banff National Park. The lodge can accommodate up to 12 guests, making it perfect for family reunions, corporate retreats, and special gatherings. The property features a large, fully equipped kitchen, a dining room designed to host large groups in comfort and style, and two cozy living areas offering comfortable seating and entertainment options. Guests enjoy exclusive access to the entire property, ensuring privacy and a truly personalized experience. This is more than just a property; it's a well-established business with a strong reputation for excellence. The blend of historic charm and modern amenities attracts a steady stream of visitors year-round. Seize this rare opportunity to own a piece of Banff's history while enjoying the benefits of a successful hospitality business and continuing its legacy of creating unforgettable experiences in one of Canada's most beloved destinations