

# \$2,300,000 - 412 Cougar Street, Banff

MLS® #A2209880

**\$2,300,000**

5 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.19 Acres

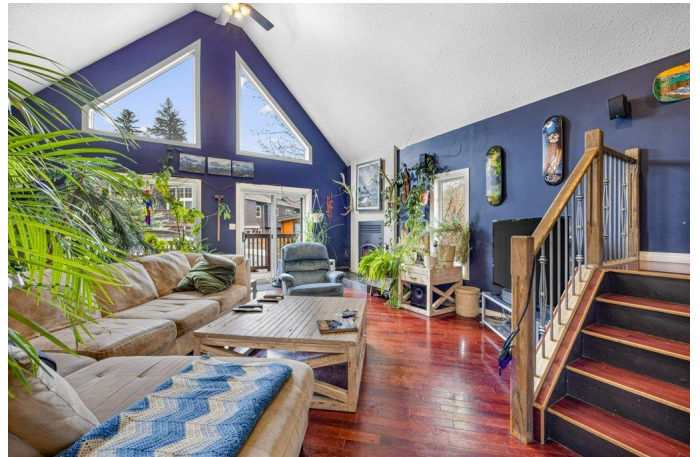
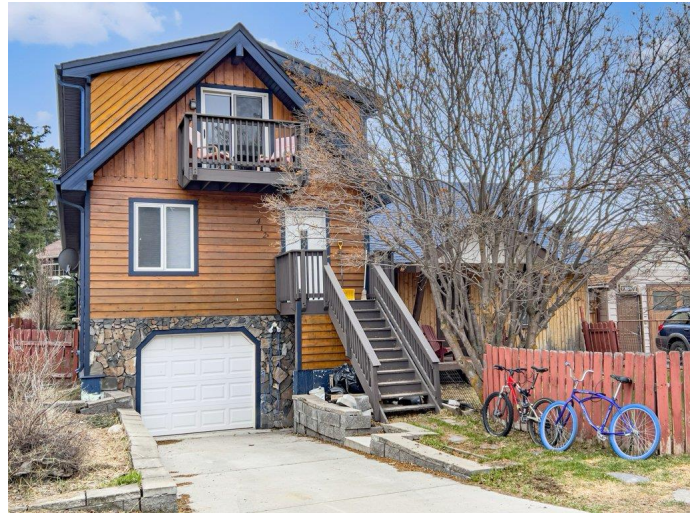
NONE, Banff, Alberta

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 ripe for development, with permitted uses for apartment housing, fourplex, multiplex, and more. Discretionary uses include home occupation types 1 & 2, duplex and more, making it a versatile investment.

Built in 1917

## Essential Information

MLS® #	A2209880
Price	\$2,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,032
Acres	0.19



Year Built	1917
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	412 Cougar Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1A1

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Floor Furnace, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
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Days on Market	126
Zoning	RCR

## **Listing Details**

Listing Office	ROYAL LEPAGE SOLUTIONS
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