

# \$1,395,000 - A, 328 Squirrel Street, Banff

MLS® #A2121953

**\$1,395,000**

4 Bedroom, 4.00 Bathroom, 2,463 sqft

Residential on 0.08 Acres

NONE, Banff, Alberta

Welcome to your dream family home in the heart of Banff! This charming half duplex offers the perfect blend of convenience, comfort, and income potential.

Located directly across the street from Banff Elementary School, your mornings will be a breeze as the kids simply walk across to start their day of learning. Imagine the joy of watching them play in the open school field with the breathtaking backdrop of majestic mountains.

With three bedrooms upstairs, there's ample space for the whole family to unwind and rest. Plus, the added bonus of a 1-bedroom illegal suite in the basement provides a fantastic opportunity to offset your mortgage payments or accommodate extended family members.

Situated just a stone's throw away from downtown Banff and a mere block from IGA, you'll have all the amenities you need within easy reach. Whether it's a quick grocery run or a leisurely stroll through town, everything is conveniently close by.

Nestled in one of Banff's most desirable locations, this home offers more than just a place to live—it offers a lifestyle. From the proximity to schools and shops to the stunning natural beauty that surrounds you, this is an opportunity not to be missed. Make memories that will last a lifetime in this perfect family



abode.

Built in 1988

### Essential Information

MLS® #	A2121953
Price	\$1,395,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,463
Acres	0.08
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	A, 328 Squirrel Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T0L0C0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Garden, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2024
Days on Market	374
Zoning	RSC

## Listing Details

Listing Office	RE/MAX Cascade Realty
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.