

\$1,699,000 - 201 Otter Street, Banff

MLS® #A2228993

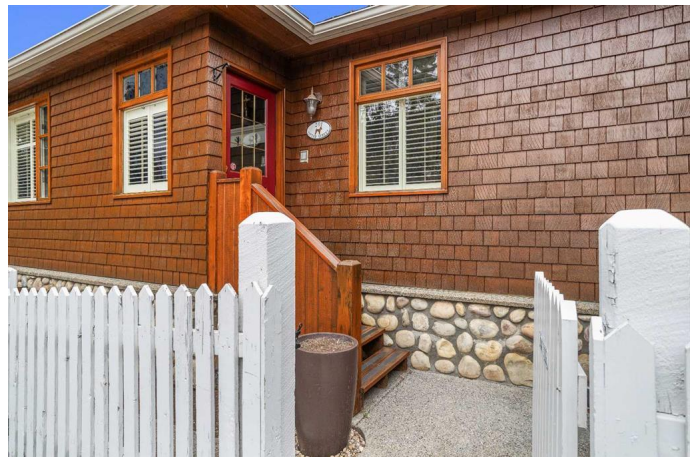
\$1,699,000

2 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.12 Acres

NONE, Banff, Alberta

Classic Alpine Styled Bungalow tastefully renovated from top to bottom with walk-out basement leading to double detached insulated garage. This beautiful unique home is conveniently located a short walk from downtown Banff, the Banff Centre and the majestic Bow River. Some of the many impressive features of the home include: upgraded appliances including built-in Sub-Zero fridge; granite counters; River rock wood burning fireplace with fir mantle; painted wood paneled ceilings with crown moldings; spacious spa inspired bathroom with heated tiled floor, an air jetted soaker tub and separate shower; double sized master bedroom on main level with three custom closets; distinctive charming arched doorways; cherry stained hardwood flooring; upgrading lighting and fixtures throughout; large windows with wood shutters; massive west facing private deck with pergola with amazing mountain views and afternoon sun; developed lower level with cozy in-floor heating includes sizable family room with built-in entertainment center with electric fireplace sound surround, a home gym/exercise room, spacious spare bedroom, office/computer room or optional bedroom, sizeable laundry room with storage and for added comfort there is a new high efficient furnace, as well as, central air conditioning. The exterior of the home is clad with beautiful cedar-stained wood shakes highlighted with river rock detailing. The fenced yard is meticulously kept with



green grass, mature trees, shrubs and plenty of flower beds. Truly one of kind, this home is move-in ready and must be seen to be appreciated!

Built in 1945

Essential Information

MLS® #	A2228993
Price	\$1,699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.12
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	201 Otter Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1E3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Cable Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Insulated, Off Street, Parking Pad, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, Jetted Tub, Natural Woodwork, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Washer/Dryer, Window Coverings, Garburator, Gas Oven, Humidifier, See Remarks
Heating	In Floor, Forced Air, Natural Gas, See Remarks, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room, Mantle, Stone, Wood Burning, Basement, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, See Remarks, Treed, Fruit Trees/Shrub(s), Gentle Sloping, Sloped Down
Roof	Cedar Shake
Construction	Cedar, Wood Frame, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2025
Days on Market	3
Zoning	RNC-North Central

Listing Details

Listing Office	RE/MAX Alpine Realty
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