

# \$1,855,000 - 404 Otter Street, Banff

MLS® #A2232374

**\$1,855,000**

3 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.26 Acres

NONE, Banff, Alberta

Excellent Development Potential on Large Lot!! This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities!

Built in 1920

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232374    |
| Price          | \$1,855,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,209       |
| Acres          | 0.26        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 404 Otter Street |
| Subdivision | NONE             |
| City        | Banff            |



|             |                                     |
|-------------|-------------------------------------|
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1E3                              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 1                                  |
| Parking        | Gravel Driveway, Off Street, Stall |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Living Room, Mantle, Wood Burning                      |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Yard, Lawn, Private, Rectangular Lot, Sloped |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 18th, 2025           |
| Days on Market | 150                       |
| Zoning         | RTM Tunnel Mountain Dist. |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine 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.