

# \$2,700,000 - 216 Bow Avenue, Banff

MLS® #A2211789

**\$2,700,000**

3 Bedroom, 2.00 Bathroom, 1,730 sqft

Residential on 0.28 Acres

NONE, Banff, Alberta

A Must See, Character Pan-Abode Home Located on Expansive 12,379 sq.ft. lot, on Exclusive River Front Location! This warm, inviting family home has been meticulously cared for and includes three bedrooms, two bathrooms, oversized family room with wet bar, spacious recreation room offering an additional bedroom area, two fireplaces, large laundry room on main level, private patio, loads of storage area and double detached heated garage along with additional off-street parking. This is truly an idyllic quiet and secluded location and just steps away from the Bow River with numerous walking/hiking paths and only one block from downtown Banff! With southwest exposure the home receives loads of sun and is complimented with terrific mountain views!

Built in 1962

## Essential Information

MLS® #	A2211789
Price	\$2,700,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,730
Acres	0.28
Year Built	1962
Type	Residential



Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	216 Bow Avenue
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1A7

### Amenities

Utilities	Electricity Connected, Cable Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Alley Access, Garage Faces Rear, Oversized
# of Garages	2
Waterfront	River Front

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Laminate Counters, See Remarks, Storage, Vinyl Windows, Beamed Ceilings
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas, Mid Efficiency, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement, Stone
Has Basement	Yes
Basement	Finished, Partial, Crawl Space

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Front Yard, Landscaped, Level, Private, See Remarks, Treed, Views
Roof	Metal
Construction	See Remarks

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 14th, 2025  
Days on Market              24  
Zoning                          RRF: River Front Dist.

### **Listing Details**

Listing Office                RE/MAX Alpine Realty

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