

\$1,428,000 - 203 Otter Street, Banff

MLS® #A2216666

\$1,428,000

3 Bedroom, 1.00 Bathroom, 1,661 sqft

Residential on 0.12 Acres

NONE, Banff, Alberta

Welcome to this very well maintained 3 bedroom character bungalow located in the heart of the desirable RNC: North Central district. Full of warmth and charm, this home offers inviting indoor and outdoor spaces, a large fenced yard and zoning flexibility that allows for future development possibilities including an accessory dwelling, fourplex housing or Multiplex housing. Step onto the cozy covered front veranda-perfect for morning coffee or evening relaxation. Enter a bright, welcoming living space that reflects a classic character with modern comfort. The home features 3 well sized bedrooms and a functional layout, ideal for families, professionals. or investors. At the rear of the house, you'll find a large sunny deck- great for entertaining, outdoor dining, or soaking up the sun. The fully fenced backyard provides plenty of room for kids or potential garden space. A detached garage adds extra convenience for parking or storage. Situated in a fantastic location close to schools local parks and the vibrant downtown core, this property combines lifestyle and opportunity in one exceptional package. Whether you're looking to move in, invest, or explore future development, this bungalow is a rare find in a highly sought-after area.

Built in 1908

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2216666 |
| Price | \$1,428,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,661 |
| Acres | 0.12 |
| Year Built | 1908 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 203 Otter Street |
| Subdivision | NONE |
| City | Banff |
| County | Improvement District No. 09 (Banff) |
| Province | Alberta |
| Postal Code | T1L 1A3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer |
| Heating | Forced Air, Hot Water, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Great Room, Wood Burning |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | BBQ gas line, Dock, Private Yard |
|-------------------|----------------------------------|

| | |
|-----------------|-------------------------|
| Lot Description | Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 6 |
| Zoning | RNC: North Central Distri |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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.