

# \$2,300,000 - 412 Cougar Street, Banff

MLS® #A2209880

**\$2,300,000**

5 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.18 Acres

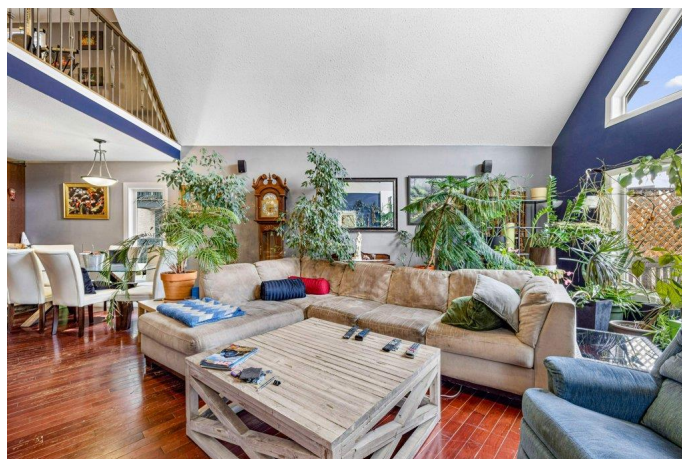
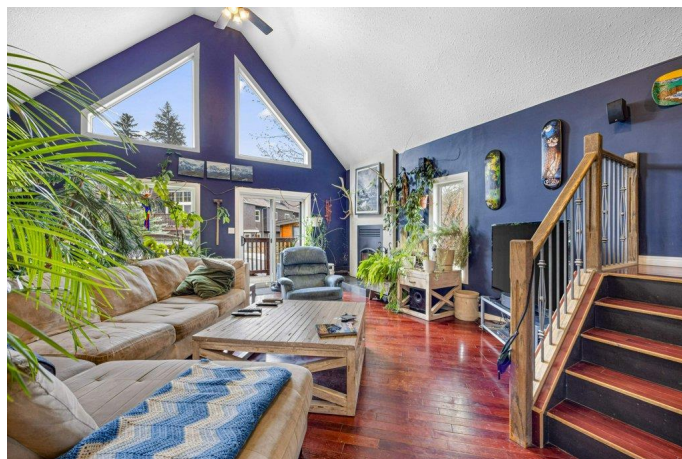
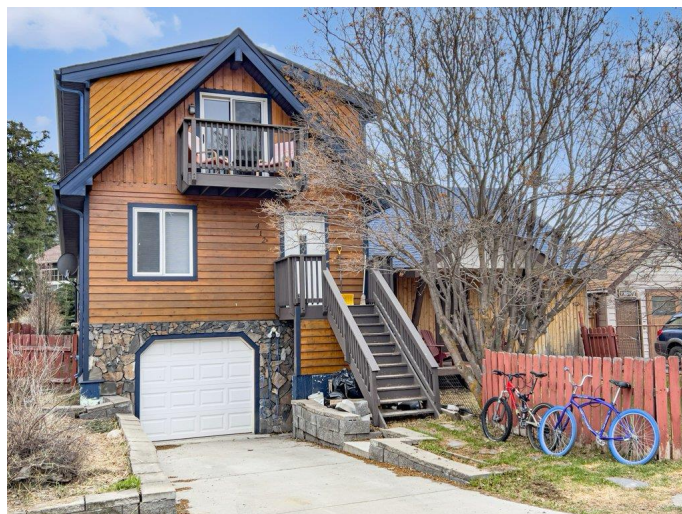
NONE, Banff, Alberta

This property, situated on a serene Banff street, is a rare investment opportunity. It has been handed down through generations and comprises two separate homes on the site. There is the original home along with a large newer addition offering a sizable legal suite, an illegal basement suite, attached garage, a large workshop and including a new outdoor covered hot tub. With the current layout, the property generates substantial income, and if the existing construction does not meet your requirements, it presents an excellent opportunity for redevelopment. The location is ideal, just two blocks from Banff Ave., and within walking distance of both the Elementary and High Schools. Additionally, the property is ripe for development, with permitted uses for apartment housing, fourplex, multiplex, and more. Discretionary uses include home occupation types 1 & 2, duplex and more, making it a versatile investment.

Built in 1917

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209880    |
| Price          | \$2,300,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,032       |
| Acres          | 0.18        |



|            |                   |
|------------|-------------------|
| Year Built | 1917              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 412 Cougar Street                   |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1A1                              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Soaking Tub, Vaulted Ceiling(s)                    |
| Appliances        | Dishwasher, Electric Oven, Gas Cooktop, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Floor Furnace   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Family Room, Gas   |
| Has Basement      | Yes  |
| Basement          | Partially Finished, Partial  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Front Yard      |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 11th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 9   |
| Zoning         | RCR |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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