

\$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
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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	9
Zoning	RNC: North Central Distri

Listing Details

Listing Office	Grassroots Realty Group
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