

# \$935,000 - 1, 153 Cave Avenue, Banff

MLS® #A2264891

**\$935,000**

3 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.00 Acres

NONE, Banff, Alberta

Welcome to 153 Cave Avenue, a beautifully maintained 3 bedroom, 2.5 bathroom home tucked into one of Banff's most desirable residential settings. Situated at the base of Sulphur Mountain on sought-after Cave Avenue, this property offers the perfect balance of mountain serenity, privacy, and access to town.

Step inside to discover a bright, open concept living space designed for both comfort and functionality. The large windows frame the surrounding natural beauty, filling the home with warm light and peaceful mountain views. The modern kitchen flows seamlessly into the dining area, with a step down to the comfortable living room. Each of the three bedrooms is generously sized, including a welcoming primary suite with an updated and well appointed private ensuite. This stunning end unit provides you with added privacy, a single car garage, and unobstructed views where you can take in the mountains and mature trees throughout this neighbourhood. Just a short walk from the iconic Banff Avenue, this home provides easy access to parks, playgrounds, skateparks, soccer fields and lots of trails to hike or bike along the Bow River, while maintaining a quiet, residential feel. 153 Cave Avenue captures the best of Banff living.

Built in 2000

## Essential Information



|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2264891                    |
| Price          | \$935,000                   |
| Bedrooms       | 3                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,385                       |
| Acres          | 0.00                        |
| Year Built     | 2000                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | Side by Side, 3 Level Split |
| Status         | Active                      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1, 153 Cave Avenue                  |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1C3                              |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Trash                                                         |
| Parking Spaces | 2                                                             |
| Parking        | Garage Faces Front, Single Garage Attached, Concrete Driveway |
| # of Garages   | 1                                                             |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                                                         |
| Appliances        | Dishwasher, Electric Range, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |

|          |             |
|----------|-------------|
| Basement | See Remarks |
|----------|-------------|

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Other, Private Entrance |
|-------------------|----------------------------------|

|                 |                            |
|-----------------|----------------------------|
| Lot Description | See Remarks, Paved, Sloped |
|-----------------|----------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
|--------------|---------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 21st, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 11 |
|----------------|----|

|        |                           |
|--------|---------------------------|
| Zoning | RCA: Cave Avenue District |
|--------|---------------------------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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