

404 Otter Street  
Banff, Alberta

MLS # A2232374



**\$1,855,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b> 1920 (106 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Gravel Driveway, Off Street, Stall	
<b>Lot Size:</b>	0.26 Acre	
<b>Lot Feat:</b>	Back Yard, Lawn, Private, Rectangular Lot, Sloped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RTM Tunnel Mountain Dist.
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Excellent Development Potential on Large Lot!! This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities!