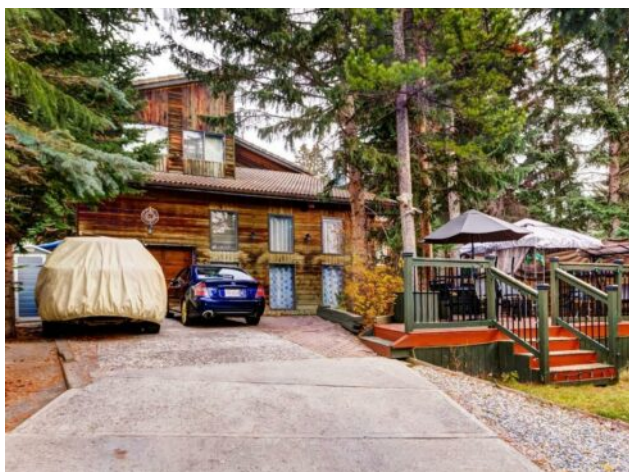


**B, 123 Grizzly Street  
Banff, Alberta**

**MLS # A2268153**

# \$1,399,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Front/Back		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RNC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover exceptional value in this versatile 5-bedroom half duplex tucked away on a quiet back alley behind Grizzly Street, offering privacy and functionality for families or investors alike. This home features an open and inviting layout with spacious living spaces and easy access to a large, fully fenced yard &mdash; perfect for kids, pets, or entertaining. The lower level includes an in-law suite for your teens or visiting family, ideal for multi-generational living or rental income. Enjoy ample parking, peaceful surroundings, and the convenience of nearby schools, parks, and local amenities. A rare find combining space, flexibility, and privacy &mdash; this property checks all the boxes!