

B, 123 Grizzly Street
Banff, Alberta

MLS # A2268153



\$1,399,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — this property checks all the boxes!