

**A, 510 Wolf Street
Banff, Alberta**

MLS # A2276190

\$1,550,000



Division:	NONE	
Type:	Residential/Duplex	
Style:	3 (or more) Storey, Attached-Side by Side	
Size:	1,573 sq.ft.	Age: 1998 (28 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.10 Acre	
Lot Feat:	See Remarks	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RNC-R2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Ideally located just minutes from downtown Banff, this well-appointed half duplex offers outstanding flexibility, natural light, and mountain views—perfect for those seeking space for family and guests. The home is filled with windows that flood the interior with natural light and frame beautiful mountain scenery. The living room is anchored by a charming river stone fireplace, creating a warm and inviting focal point for everyday living and entertaining. The functional multi-level layout provides excellent separation of space. The main floor features a large family room that can easily function as a fourth bedroom, complete with a half bathroom—ideal for guests, extended family, or home office needs. The second floor is dedicated to a private primary bedroom with its own bathroom, offering a quiet retreat. On the third level, you'll find two generously sized bedrooms and an additional full bathroom, perfect for family living. To complete this top floor there's vaulted ceilings with open banister to living room/kitchen. Additional highlights include a fenced yard, a double car garage, and a highly desirable location close to Banff's shops, restaurants, trails, and amenities. A rare opportunity to own a spacious, versatile half duplex in Banff.