

**119 Wolverine Street  
Banff, Alberta**

**MLS # A2171429**



**\$1,599,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,647 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RNC

**Utilities:** -

**Inclusions:** none

Fantastic development opportunity in Banff! Nestled on a quiet street just steps from the Banff Centre, this character-filled property offers a rare opportunity to own a double lot exceeding 10,000 sqft in the heart of Banff. Zoned RNC, the lots allow for up to 8 units (with potential for 9+ through discretionary use - FAR 1.0), offering incredible development potential. The home retains its original charm and could also be a fantastic family home with some renovations. The expansive yard is a highlight, featuring a charming patio, firepit, and greenhouse—perfect for outdoor relaxation. It is also ideal for staff accommodation with 6 bedrooms and 2 bathrooms. The basement can easily be partitioned into an (illegal) suite, and with the town's current financial incentives to legalize secondary suites, this property is a prime candidate. A unique investment with endless possibilities!