

# \$1,790,000 - 140 Kootenay Avenue, Banff

MLS® #A2231289

**\$1,790,000**

6 Bedroom, 3.00 Bathroom, 1,984 sqft

Residential on 0.28 Acres

NONE, Banff, Alberta

Prime Investment Opportunity in Banff - Exceptional Redevelopment Potential. This character home offers a rare combination of potential significant future development and rental income. Situated on a beautifully landscaped corner lot just under 12000 sq. ft. in one of Banff's most sought-after locations can't go unnoticed. The southern exposure affords views of the famous Banff Springs Hotel and the iconic Mt. Rundle. Currently configured as a six-bedroom home with multiple living spaces, a double-attached garage, and a sprawling landscaped yard, this residence provides steady rental potential while plans for redevelopment take shape. Whether you are considering multi-unit residential redevelopment or renovating or building your dream home this property is positioned for strong future value and growth. An unparalleled chance to secure a high-value property in one of Canada's most iconic mountain destinations. Invest now and capitalize on Banff's evolving real estate landscape.

Built in 1952

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2231289    |
| Price     | \$1,790,000 |
| Bedrooms  | 6           |
| Bathrooms | 3.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,984       |
| Acres          | 0.28        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 140 Kootenay Avenue                 |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L 1E3                             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Laminate Counters  |
| Appliances        | Dryer, Electric Range, Refrigerator, Electric Oven                    |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                           |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Den, Electric, Gas, Living Room, Mantle, Stone, Wood Burning, Masonry |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, Views, Garden |
| Roof              | Cedar Shake  |
| Construction      | Concrete, Mixed, Stone, Wood Frame, Wood Siding  |

Foundation                      Block

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                75  
Zoning                              RMR

**Listing Details**

Listing Office                    Coldwell Banker Lifestyle

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