

**131 Nahanni Drive  
Banff, Alberta**

**MLS # A2213751**



**\$895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RW
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Stone Counters		

**Inclusions:** N/A

Visit REALTOR® website for additional information. Rare find in the heart of Valleyview—a beautifully renovated townhome nestled on a quiet cul-de-sac in one of Banff’s most sought-after communities. The main floor features rich hardwood, a cozy fireplace, and a chef-inspired kitchen with custom cabinetry, quartz countertops, premium appliances, and designer finishes. Upstairs offers a serene primary suite with a private ensuite, a second bedroom, and a versatile bonus room. Enjoy the fenced backyard with a new paver stone patio—perfect for relaxing or entertaining. Additional features include a built-in garage, driveway parking, and optional curated furnishings. Lovingly maintained by the same owner for nearly 30 years, this home is part of a well-managed complex with recent upgrades, including new windows, doors, and roofing—backed by a healthy reserve fund.