

**203 Otter Street  
Banff, Alberta**

**MLS # A2216666**



**\$1,428,000**

|                  |                        |               |                    |
|------------------|------------------------|---------------|--------------------|
| <b>Division:</b> | NONE                   |               |                    |
| <b>Type:</b>     | Residential/House      |               |                    |
| <b>Style:</b>    | 2 Storey               |               |                    |
| <b>Size:</b>     | 1,661 sq.ft.           | <b>Age:</b>   | 1908 (117 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Single Garage Detached |               |                    |
| <b>Lot Size:</b> | 0.12 Acre              |               |                    |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                    |

|                    |                                    |                   |                           |
|--------------------|------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Hot Water, Natural Gas | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum         | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Partial, Partially Finished        | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding            | <b>Zoning:</b>    | RNC: North Central Distri |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | High Ceilings, No Smoking Home     |                   |                           |

**Inclusions:** N/A

Welcome to this very well maintained 3 bedroom character bungalow located in the heart of the desirable RNC: North Central district. Full of warmth and charm, this home offers inviting indoor and outdoor spaces, a large fenced yard and zoning flexibility that allows for future development possibilities including an accessory dwelling, fourplex housing or Multiplex housing. Step onto the cozy covered front veranda-perfect for morning coffee or evening relaxation. Enter a bright, welcoming living space that reflects a classic character with modern comfort. The home features 3 well sized bedrooms and a functional layout, ideal for families, professionals. or investors. At the rear of the house, you'll find a large sunny deck- great for entertaining, outdoor dining, or soaking up the sun. The fully fenced backyard provides plenty of room for kids or potential garden space. A detached garage adds extra convenience for parking or storage. Situated in a fantastic location close to schools local parks and the vibrant downtown core, this property combines lifestyle and opportunity in one exceptional package. Whether you're looking to move in, invest, or explore future development, this bungalow is a rare find in a highly sought-after area.