

**216 Bow Avenue**  
**Banff, Alberta**

**MLS # A2211789**



**\$2,700,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, Private, See Remarks, Treed, Vie		

<b>Heating:</b>	Central, Mid Efficiency, Forced Air, Natural Gas, Zoned	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RRF: River Front Dist.
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Laminate Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** N/A

A Must See, Character Pan-Abode Home Located on Expansive 12,379 sq.ft. lot, on Exclusive River Front Location! This warm, inviting family home has been meticulously cared for and includes three bedrooms, two bathrooms, oversized family room with wet bar, spacious recreation room offering an additional bedroom area, two fireplaces, large laundry room on main level, private patio, loads of storage area and double detached heated garage along with additional off-street parking. This is truly an idyllic quiet and secluded location and just steps away from the Bow River with numerous walking/hiking paths and only one block from downtown Banff! With southwest exposure the home receives loads of sun and is complimented with terrific mountain views!