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119 Wolverine Street  
Banff, Alberta

MLS # A2171429



**\$1,599,999**

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