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216 Bow Avenue
Banff, Alberta

MLS # A2211789



\$2,700,000

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

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas, Zoned	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	See Remarks	Zoning:	RRF: River Front Dist.
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	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!