



416A Muskrat St, Banff

Multi-Use 5BR+Den/3Bth Banff Half Duplex

Coldwell Banker Rockies Realty



\$1,050,000



Flexibility Of Family Home Or Multi Unit Rental



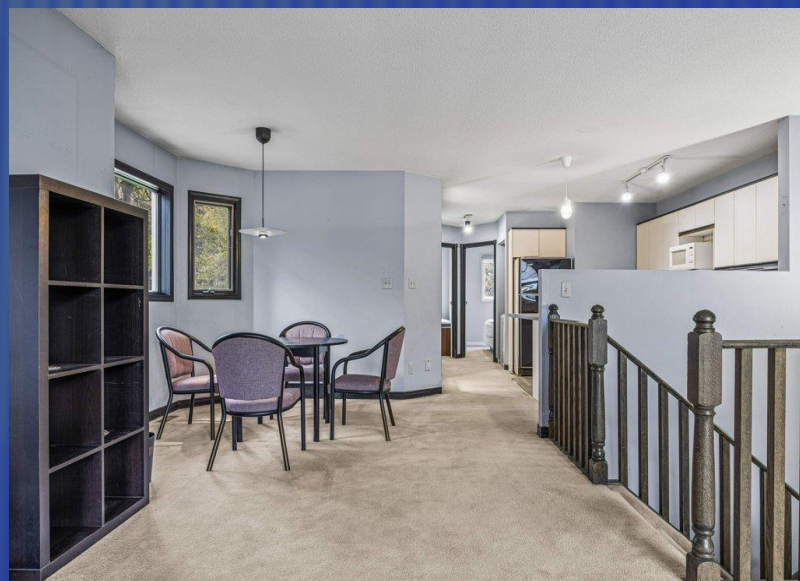
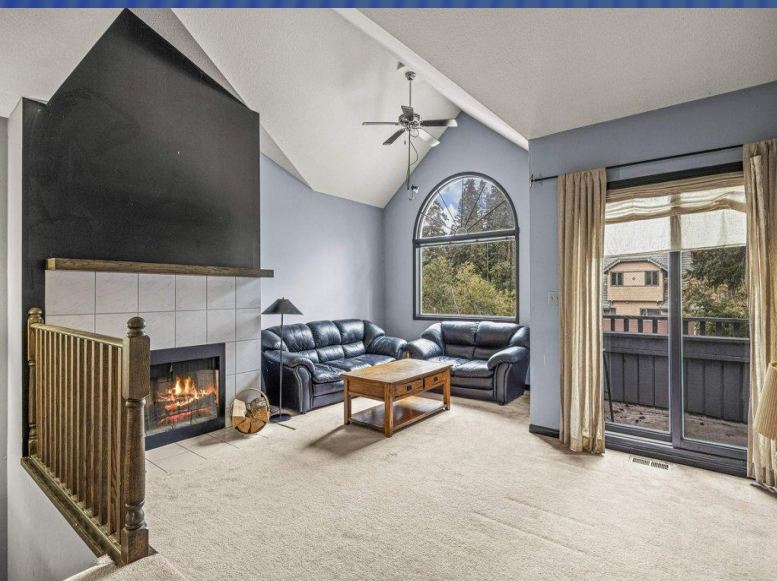
Bedrooms
5+Den



Bathrooms
3



Fin. Sq.Ft
2,206



Upper Level 2BR/4Pc Bth With Open Layout



Upper Level Kitchen



4Pc Upper Bath With Ofulo Tub



Upper Level Bedroom 1

Whether you are looking for a family home with suite potential or multi-suite rental property this home has the flexibility you want. Each level can be self contained. The upper level Master Suite has an open main living area, 4pc Bath including an Ofulo tub and two bedrooms. The main level has a family room, large bedroom with access to the rear deck, bonus den and a 3pc bath. The lower level is a 2BR/1Bth suite with open kitchen and main living area and a 3pc Bath. Located in Banff minutes walk to downtown, shops, restaurants and trails this home is a great choice for business owners and investors alike. Take a virtual tour then book your private viewing and make this home yours.

Virtual Tour -https://youriguide.com/a_416_muskrat_st_banff_ab/

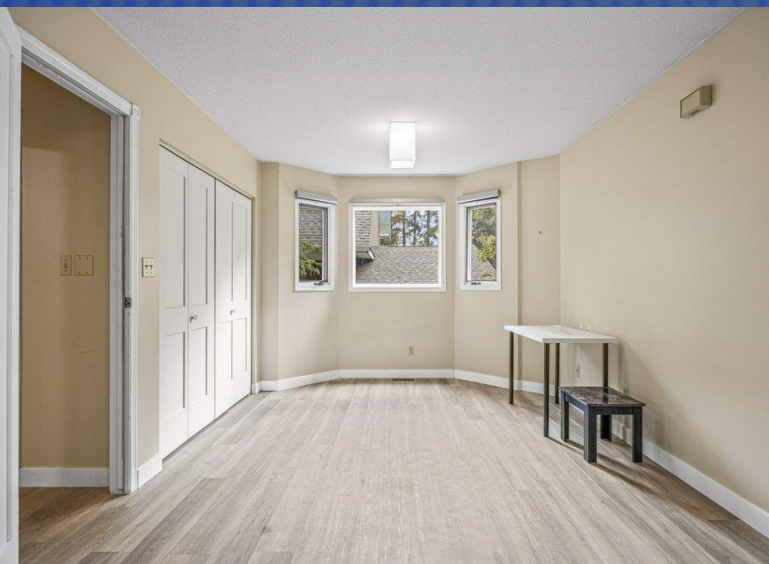
Floorplans – <https://own-the-mountains.com/8iduvp>



Year Built
1989



PCS # 40716
MLS # A1259097



Main Level Primary Bedroom With Access To Rear Deck



Main Level Family Room



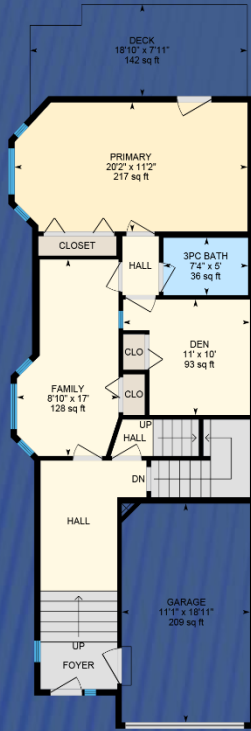
Main Level 3pc Bath



Main Level Den



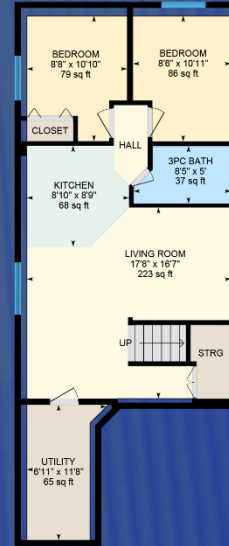
Upper Level Laundry



Main Floor
Interior Area 759 sqft



Upper Floor
Interior Area 734 sqft



Lower Floor
Interior Area 503 sqft



TOTAL INTERIOUR SQFT = 2,196
TOTAL RMS SQFT= 1,692

Property Tax (2022) = \$4,110.19



Lower Level Main Area



Lower Level Main Area



Lower Level Kitchen



Lower Level 3pc Bath



Robert Karg
Associate Broker/ Owner
C: (403) 678-7568
E: rob@ownthemountains.com



104-512 Bow Valley Trail
Canmore, AB T1W 1N9



Kathy Corless
Broker/Owner
C: (403) 678-3862
E: kathy@rokaproperties.ca