



416A Muskrat St, Banff

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

Coldwell Banker Rockies Realty



\$974,900



Flexibility Of Family Home Or Multi Unit Rental



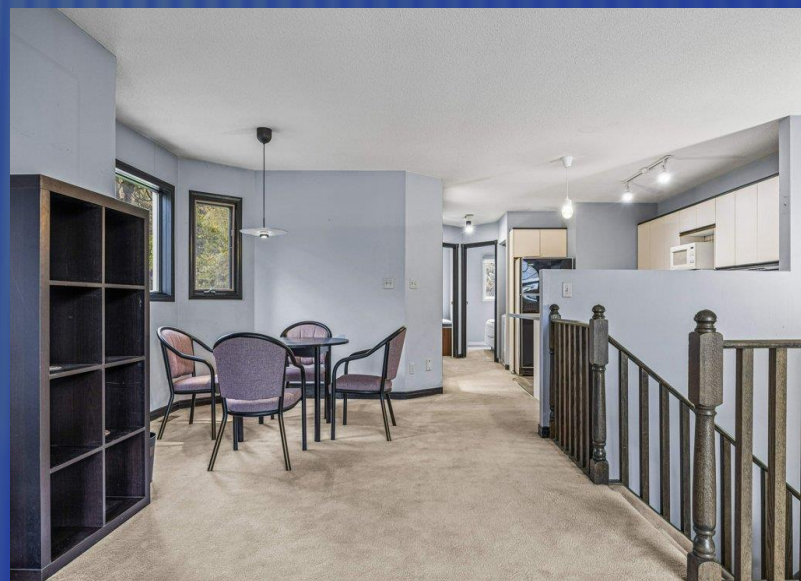
Bedrooms
5+Den



Bathrooms
3



Fin. Sq.Ft
2,206



Upper Level 2BR/1 Bth With Open Layout



Upper Level Kitchen



4Pc Upper Bath With Ofuro Tub



Upper Level Bedroom 1

Whether you are looking for a family home or rental property this home has the flexibility you want. The upper level has an open main living area, 4pc Bath including an Ofuro 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 illegal 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/

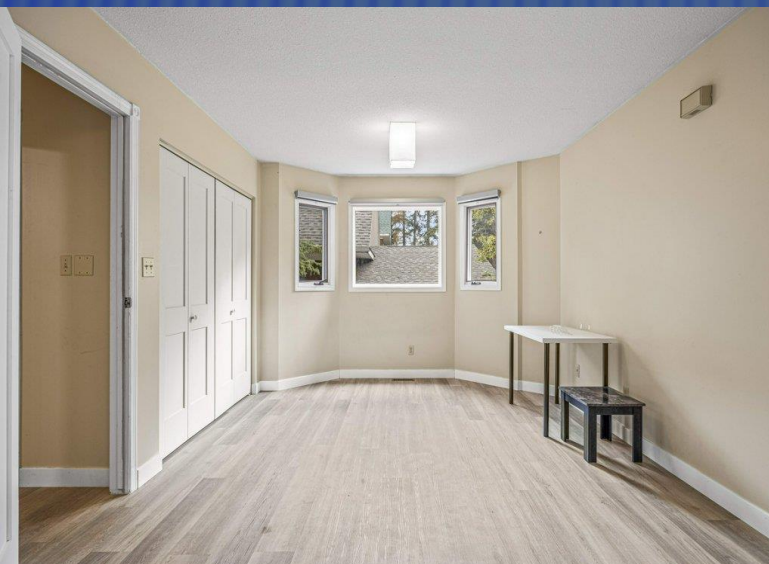
Floorplans – <https://own-the-mountains.com/8iduvp>



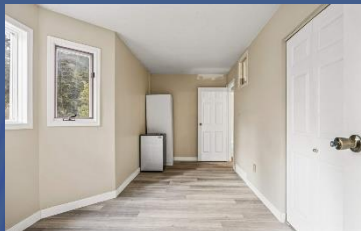
Year Built
1989



PCS # 40716
MLS # A1259097



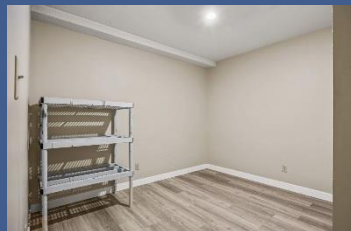
Main Level Primary Bedroom With Access To Rear Deck



Main Level Family Room



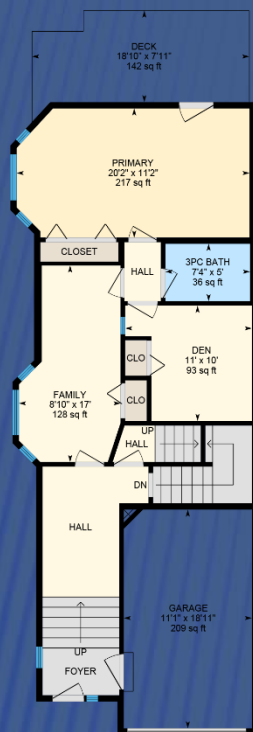
Main Level 3pc Bath



Main Level Den



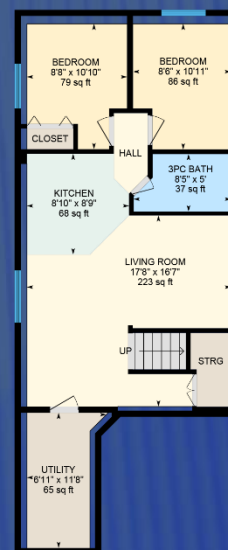
Upper Level Laundry



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



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