

\$1,580,000 - B, 116 Otter, Banff

MLS® #A2216319

\$1,580,000

5 Bedroom, 4.00 Bathroom, 1,960 sqft

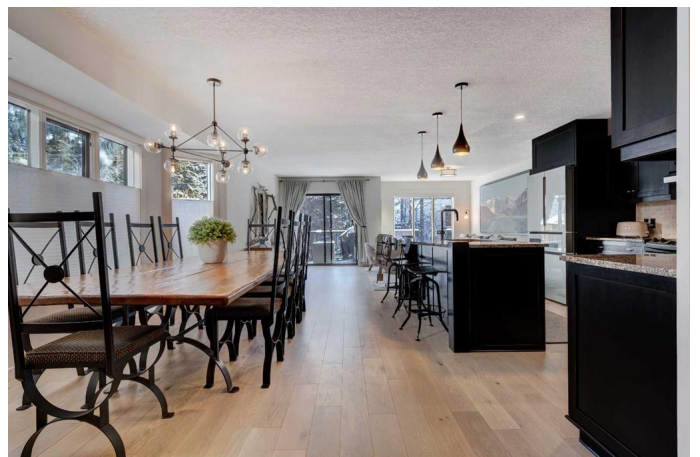
Residential on 0.07 Acres

NONE, Banff, Alberta

This rare, executive-quality 3-bedroom semi-detached home is nestled on a quiet street just three blocks from downtown Banff and mere steps from the Bow River and scenic trail systems. With over \$400,000 in high-end renovations and upgrades, this property is a standout in both design and functionality—and now features a legal 2-bedroom suite, offering built-in revenue potential to help offset your mortgage and assist with financing qualification.

Perfectly designed for modern mountain living and entertaining, the home showcases a contemporary open-concept layout with two spacious living rooms. The main living area flows effortlessly off the large kitchen and dining space, while the upper living room boasts a vaulted hardwood ceiling, west-facing windows that flood the space with natural light, and a striking floor-to-ceiling Rundlestone wood-burning fireplace—the ideal spot to relax with a book or unwind after a day on the trails.

The primary suite is a true retreat, featuring a walk-in closet, a luxurious 6-ft limestone steam shower, and in-suite laundry. Every detail in this home reflects craftsmanship and quality: custom walnut cabinetry, doors, and railings, Canadian white oak hardwood flooring, wool carpets, designer lighting, and top-of-the-line Bosch appliances—including a built-in coffee machine and sleek glass-covered refrigerator



with a wine drawer. Fixtures are equally elevated, with Grohe taps, Kohler sinks, custom blinds, and silk drapes throughout.

The newly legalized 2-bedroom basement suite includes a private entrance, full bathroom, kitchen, living space, and in-suite laundryâ€”ideal for long-term tenants, family members, or guests. Whether you're looking for extra space or supplemental income, this suite offers unmatched flexibility and financial value in Banffâ€™s competitive market.

Additional features include a fully fenced yard, sun-drenched deck, two stone patios, and new roof shingles for peace of mind.

This exceptional home combines luxury, location, and income potentialâ€”making it a rare opportunity in Banffâ€™s real estate landscape.

Built in 1989

Essential Information

MLS® #	A2216319
Price	\$1,580,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,960
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey Split, Back Split
Status	Active

Community Information

Address	B, 116 Otter
---------	--------------

Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1A2

Amenities

Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	55
Zoning	RNC

Listing Details

Listing Office	RE/MAX Cascade Realty
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.