

# \$2,700,000 - 216 Bow Avenue, Banff

MLS® #A2211789

**\$2,700,000**

3 Bedroom, 2.00 Bathroom, 1,730 sqft

Residential on 0.28 Acres

NONE, Banff, Alberta

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!

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211789    |
| Price          | \$2,700,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,730       |
| Acres          | 0.28        |
| Year Built     | 1962        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 216 Bow Avenue                      |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1A7                              |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Cable Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected                                 |
| Parking Spaces | 6                                                                                                                                                |
| Parking        | Additional Parking, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, Alley Access, Garage Faces Rear, Oversized |
| # of Garages   | 2                                                                                                                                                |
| Waterfront     | River Front                                                                                                                                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Laminate Counters, See Remarks, Storage, Vinyl Windows, Beamed Ceilings |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings                                        |
| Heating           | Central, Forced Air, Natural Gas, Mid Efficiency, Zoned                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Living Room, Wood Burning, Basement, Stone                                                                 |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Partial, Crawl Space                                                                             |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                        |
| Lot Description   | Back Lane, Front Yard, Landscaped, Level, Private, See Remarks, Treed, Views |
| Roof              | Metal                                                                        |
| Construction      | See Remarks                                                                  |

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 14th, 2025  
Days on Market        18  
Zoning                    RRF: River Front Dist.

**Listing Details**

Listing Office            RE/MAX Alpine Realty

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