

# \$888,000 - 229 Kluane Drive, Banff

MLS® #A2213087

**\$888,000**

2 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0.00 Acres

NONE, Banff, Alberta

Welcome to this well-maintained and thoughtfully updated 2-bedroom, 2-bathroom townhome located in the heart of Valleyview. Offering comfort, convenience, and a warm sense of home, this property is perfect for first-time buyers, downsizers, or growing families. move-in-ready gem in a sought-after neighborhood!

Enjoy the spacious and bright living room, ideal for relaxing or entertaining, along with a versatile rec room on the 2nd level that offers the potential to be converted into a third bedroom, office, or gym. The home also features a single-car garage and a paved driveway with room for two vehicles. With plenty of storage throughout, this home effortlessly blends functionality with charm. Outside the fully fenced backyard is a safe and sunny space for kids and pets to play, with a south-facing orientation that brings in lots of natural light all afternoon.

Built in 1980

## Essential Information

MLS® #	A2213087
Price	\$888,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	0.00



Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### **Community Information**

Address	229 Kluane Drive
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1A2

### **Amenities**

Amenities	Playground
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bookcases, Ceiling Fan(s), Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	13
Zoning	R4
HOA Fees	415
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	ROYAL LEPAGE SOLUTIONS
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