

# \$895,000 - 131 Nahanni Drive, Banff

MLS® #A2213751

**\$895,000**

2 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.00 Acres

NONE, Banff, Alberta

Visit REALTOR® website for additional information. Rare find in the heart of Valleyview—a beautifully renovated townhome nestled on a quiet cul-de-sac in one of Banff’s most sought-after communities. The main floor features rich hardwood, a cozy fireplace, and a chef-inspired kitchen with custom cabinetry, quartz countertops, premium appliances, and designer finishes. Upstairs offers a serene primary suite with a private ensuite, a second bedroom, and a versatile bonus room. Enjoy the fenced backyard with a new paver stone patio—perfect for relaxing or entertaining. Additional features include a built-in garage, driveway parking, and optional curated furnishings. Lovingly maintained by the same owner for nearly 30 years, this home is part of a well-managed complex with recent upgrades, including new windows, doors, and roofing—backed by a healthy reserve fund.

Built in 1980

## Essential Information

MLS® #	A2213751
Price	\$895,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,385



Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	131 Nahanni Drive
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1C3

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Single Garage Attached, Stall
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Stone Counters
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Range, Refrigerator, Washer, Induction Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 22nd, 2025

Days on Market            9

Zoning                        RW

### **Listing Details**

Listing Office                PG Direct Realty Ltd.

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