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404 Otter Street  
Banff, Alberta

MLS # A2232374



**\$1,855,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1920 (105 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street, Stall		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private, Rectangular Lot, Sloped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** RTM Tunnel Mountain Dist.

**Utilities:** -

**Inclusions:** N/A

Excellent Development Potential on Large Lot!! This is a character home, centrally located in the RTM-Tunnel Mountain District, on a private expansive 11,238 sq.ft. lot. This is a very unique property with a beautiful yard with views, sun and loads of potential for redevelopment (Duplex Fourplex, up to 8 townhomes or possible apartment housing), along with subdivision opportunities!