

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

MLS® #A2216319

**\$1,580,000**

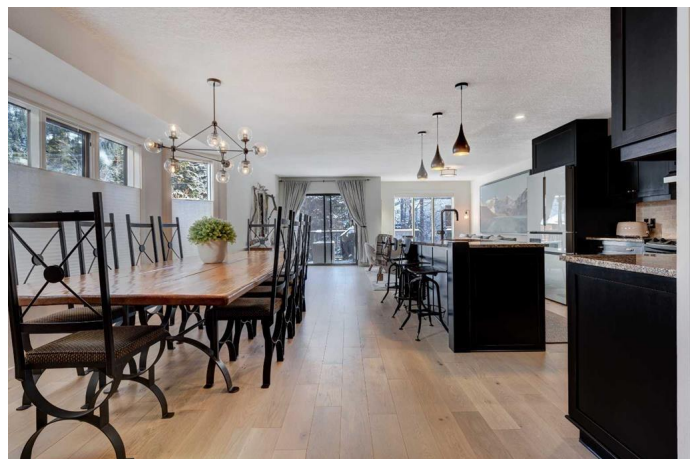
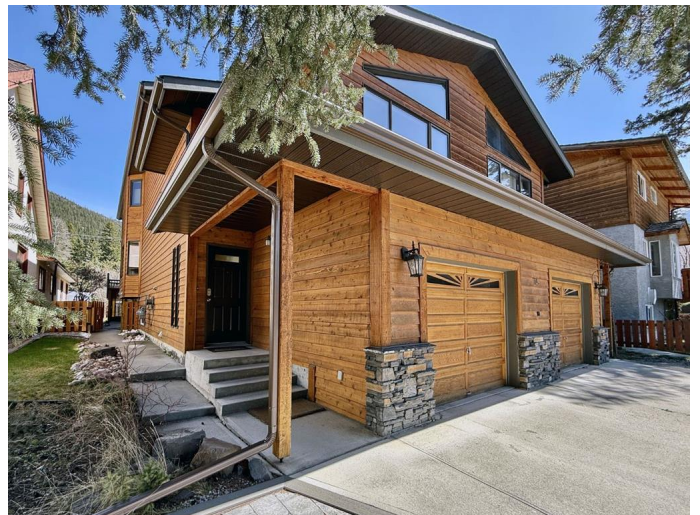
5 Bedroom, 4.00 Bathroom, 1,960 sqft  
Residential on 0.07 Acres

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	Back Split, 2 Storey Split
Status	Active

**Community Information**

Address	B, 116 Otter
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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	15
Zoning	RNC

### Listing Details

Listing Office	RE/MAX Cascade Realty
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