

# \$2,599,000 - 317 Buffalo Street, Banff

MLS® #A2196576

**\$2,599,000**

8 Bedroom, 6.00 Bathroom, 3,554 sqft

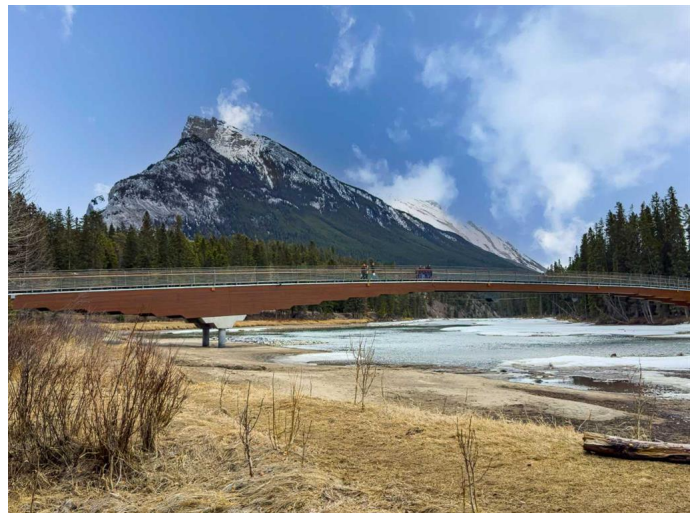
Residential on 0.32 Acres

NONE, Banff, Alberta

Welcome to one of Banff's most prestigious locations, nestled alongside the Famous Bow River in Downtown Banff, while still boasting picturesque views of Cascade Mountain from the front. This versatile 8-bedroom home featuring a full owner's residence on the main level plus 3 separate lock-off suites for exceptional rental income potential."

The main floor unfolds with an open concept floorplan, accentuated by a vaulted ceiling in the main living room, rendering the space bright and inviting. Behind the living room, the kitchen and dining area seamlessly flow, while a sunroom and indoor hot tub beckon just steps away, offering views of the Bow River from the expansive 700 sqft deck. The primary bedroom & ensuite are conveniently located nearby, alongside a second bedroom & bathroom nestled across from the dining area. A spiral staircase off the living room ascends to a beautiful lofted area, framing Cascade Mountain through large north-facing windows. Here, one can savor morning coffee or unwind by the fireplace with a glass of wine in the evening.

In total, this home comprises 3 separate units in addition to the primary residence on the main floor. The first unit is a separate 1 bedroom retreat with a cozy bathroom and kitchenette just off the main entrance. Another 2 bedroom unit awaits down the main corridor, boasting its own entrance, kitchenette, bathroom, and living room. Meanwhile, the basement unfolds as a spacious haven,



featuring 3 well-appointed bedrooms, a generous living area seamlessly integrated with a kitchenette, a bathroom and sauna, and even a cold storage area.

Set on a sprawling 13831 sqft lot, this property boasts an extra large 2-car detached garage, fenced areas located on both sides of the home, ample parking, and green space complementing this amazing Banff residence.

Built in 1980

**Essential Information**

MLS® #	A2196576
Price	\$2,599,000
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,554
Acres	0.32
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

**Community Information**

Address	317 Buffalo Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1A1

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway, Off Street

# of Garages	2
Waterfront	River Front

## Interior

Interior Features	Jetted Tub, Pantry, See Remarks, Sauna, Storage
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Cleared, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Log
Foundation	Poured Concrete

## Additional Information

Date Listed	March 2nd, 2025
Days on Market	155
Zoning	RRF

## Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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