

# \$1,895,000 - 125 Rainbow Avenue, Banff

MLS® #A2249719

**\$1,895,000**

4 Bedroom, 2.00 Bathroom, 1,009 sqft

Single Family on 0.23 Acres

N/A, Banff, Alberta

Prime Redevelopment Opportunity in the Heart of Banff Nestled on a spacious 9,834 sq. ft. lot with breathtaking views towards the surrounding mountain vistas, this property offers a rare chance to secure a revenue-generating holding property with exceptional future potential. Currently improved with a well-maintained 1955-built home and a detached garage, the site produces steady rental income while you plan your next steps. The permitted zoning allows for up to an 8-plex development, and discretionary use provides the possibility for an apartment complex, subject to town planning approval. With convenient alley access—a valuable advantage for residents, guests, or construction access—this lot is well-positioned for a thoughtful multi-family build in one of Canada’s most sought-after mountain communities. Whether you’re planning your dream build, an investor looking to hold and generate income or a developer ready to bring new housing to the heart of Banff, opportunities like this are rare. (id:6289)

Built in 1955

## Essential Information

Listing #	A2249719
Price	\$1,895,000
Bedrooms	4
Bathrooms	2.00



Square Footage	1,009
Acres	0.23
Year Built	1955
Type	Single Family
Sub-Type	Leasehold
Style	Bi-level

### Community Information

Address	125 Rainbow Avenue
Subdivision	N/A
City	Banff
Province	Alberta
Postal Code	T1L1A1

### Amenities

Amenities	Golf Course, Playground, Schools, Shopping
Features	Back lane, Level
Parking Spaces	4
Parking	Detached Garage
# of Garages	1
View	View

### Interior

Appliances	Refrigerator, Oven - Electric, Range - Electric, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes

### Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	MaxWell Capital Realty
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