

\$888,000 - 229 Kluane Drive, Banff

MLS® #A2213087

\$888,000

2 Bedroom, 2.00 Bathroom, 1,316 sqft
Residential on 0.00 Acres

NONE, Banff, Alberta

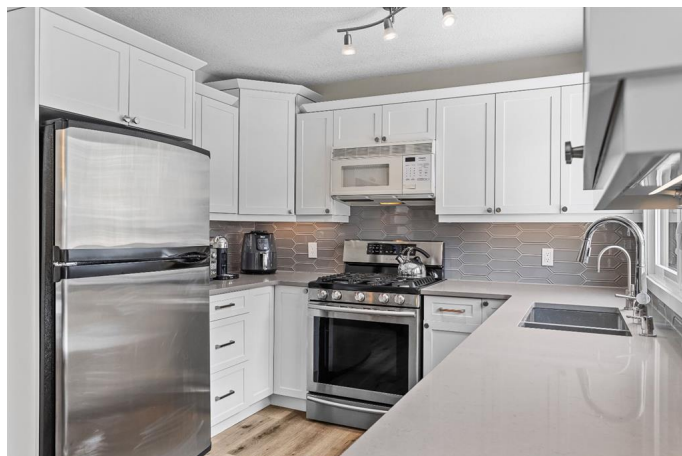
Welcome to this well-maintained and thoughtfully updated 2-bedroom, 2-bathroom townhome located in the heart of Valleyview. Offering comfort, convenience, and a warm sense of home, this property is perfect for first-time buyers, downsizers, or growing families. move-in-ready gem in a sought-after neighborhood!

Enjoy the spacious and bright living room, ideal for relaxing or entertaining, along with a versatile rec room on the 2nd level that offers the potential to be converted into a third bedroom, office, or gym. The home also features a single-car garage and a paved driveway with room for two vehicles. With plenty of storage throughout, this home effortlessly blends functionality with charm. Outside the fully fenced backyard is a safe and sunny space for kids and pets to play, with a south-facing orientation that brings in lots of natural light all afternoon.

Built in 1980

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2213087 |
| Price | \$888,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,316 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 229 Kluane Drive |
| Subdivision | NONE |
| City | Banff |
| County | Improvement District No. 09 (Banff) |
| Province | Alberta |
| Postal Code | T1L 1A2 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | Playground |
| Parking Spaces | 2 |
| Parking | Driveway, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Ceiling Fan(s), Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Partial, Walk-Out |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 3 |
| Zoning | R4 |
| HOA Fees | 415 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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