

\$888,000 - 236 Kluane Drive, Banff

MLS® #A2203034

\$888,000

3 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0.00 Acres

NONE, Banff, Alberta

Upgraded cul-de-sac, end-unit in a well established community, Valleyview is one of the best communities for families, first time buyers, retirees, and investors etc. This upgraded townhome has hardwood on the main floor, master en-suite, finished rec room in lower level, and an overwhelming amount of storage throughout the home. Full fenced and gated backyard, newer windows, patio doors, and roof in the complex and healthy reserve fund in a well run condo complex. Dual fuel range, stainless appliances, attached garage plus driveway, upgraded electrical, water softener and reverse osmosis drinking water. Call for a private viewing.

Built in 1980

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2203034 |
| Price | \$888,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,325 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |



Community Information

| | |
|-------------|-------------------------------------|
| Address | 236 Kluane Drive |
| Subdivision | NONE |
| City | Banff |
| County | Improvement District No. 09 (Banff) |
| Province | Alberta |
| Postal Code | T1L1A1 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Visitor Parking |
| Utilities | Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Single Garage Attached, Driveway |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Open Floorplan, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Oven, Gas Range, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 46 |
| Zoning | R4 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Bow Valley Realty Ltd. |
|----------------|------------------------|

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