

**F, 2 Otter Lane
Banff, Alberta**

MLS # A2314307



\$938,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,368 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	-		

Heating: Combination, Forced Air, Natural Gas

Water: -

Floors: Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 495

Basement: -

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: RTR

Foundation: -

Utilities: -

Features: See Remarks

Inclusions: Most furniture negotiable, not included in price

Opportunities like this don't come along often. Welcome to 2F Otter Lane, a beautifully renovated three-bedroom, two-bathroom stacked townhome offering 1,367 sq. ft. of bright, thoughtfully designed living space in one of Banff's most desirable residential settings. Tucked up on Tunnel Mountain, this home enjoys a quieter side of Banff while remaining just minutes from downtown amenities, restaurants, trails, and everything that makes mountain living so special. Surrounded by stunning mountain views and natural light, the home feels connected to its surroundings from nearly every room. The interior has been extensively renovated with a modern aesthetic and quality finishes throughout. At the heart of the home is a spacious open-concept living area anchored by a beautiful kitchen featuring a large island, upgraded countertops, ample storage, and plenty of room to gather. Large windows frame the mountain scenery while the adjacent patio offers direct walkout access to the outdoors. The elevated positioning of the home gives the walkout patio a more private feel than a typical ground-floor unit, making it an inviting space to enjoy the outdoors. The spacious primary suite includes a beautifully updated ensuite bathroom, while the second bedroom provides flexibility for family, guests, or a dedicated workspace. One of the most distinctive features of this home is the third bedroom/flex room, which has been configured as a private guest suite with its own exterior entrance, sitting area, and direct access to a bathroom that can be locked off from the main living space for added privacy. Whether accommodating extended family, frequent visitors, or a co-living arrangement, this flexible layout offers options rarely found in Banff condominiums. Additional features include a single-car garage, extensive renovations throughout, exceptional storage, and a layout that

balances privacy with connection. For buyers looking to establish themselves in the Banff market without compromising on space, quality, or flexibility, this is a truly exceptional opportunity.