

116B GRIZZLY STREET \$918,900



Mostly Renovated Half Duplex on Peaceful Street Short Walk
to Banff Center & Banff Avenue





This mostly renovated 1,767 sq ft 4+ bedroom half duplex condo on peaceful Grizzly Street is a short walk down from the Banff Center and close the Bow River trails. On the completely renovated lower level with separate entrance you will find a bright kitchenette, living and dining area, 3rd and 4th bedroom, laundry and 4 pc bath with engineered flooring. Lower level renos include flooring, baseboards, doors and jams, lights, paint & bathroom and all cabinets. On the upper level you will find the large vaulted living room, open dining room with adjoining kitchen, 4 pc bath, 2nd laundry, 2 spacious bedroom plus you can enjoy the sun and views from 2 decks. With Banff Ave and the beautiful Bow River pathways a short walk away, plus the Banff Center up the path this is an ideal location. Other upgrades include recently replaced shingles, windows, exterior doors and furnace and hot water tank. This home is perfect for the growing family and or private owner and roommate situation. Registered size is 1,936 square feet.



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HAWKER-BETTS REAL ESTATE TEAM



BRAD HAWKER AND DREW BETTS
ASSOCIATE BROKER
REALTOR®

Bedrooms	4+
Bathrooms	2
Size	1,767 SQ FT
Registered Size	1,936 SQ FT
Parking	DRIVEWAY
2021 Property Taxes	3,577



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