

# \$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 revers 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	39
Zoning	R4

## Listing Details

Listing Office	Bow Valley Realty Ltd.
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