

\$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

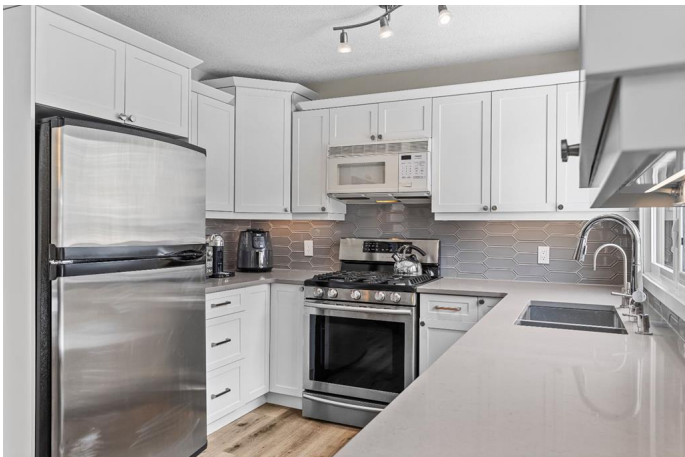
Welcome to this well-maintained and thoughtfully updated 2-bedroom, 2-bathroom townhome located in the heart of Valleyview. Offering comfort, convenience, and a warm sense of home, this property is perfect for first-time buyers, downsizers, or growing families. move-in-ready gem in a sought-after neighborhood!

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, Walk-Out, Partial

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	12
Zoning	R4
HOA Fees	415
HOA Fees Freq.	MON

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.