

\$1,750,000 - 524 Deer Street, Banff

MLS® #A2245896

\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,348 sqft

Residential on 0.15 Acres

NONE, Banff, Alberta

524 Deer Street sits on a 6,500 sq ft lot with no rear neighbours in one of Banff's most desirable neighbourhoods – a rare combination of space, privacy, and views. Outside, you'll find terraced gardens, a large back deck, a storage shed, and a two-car driveway.

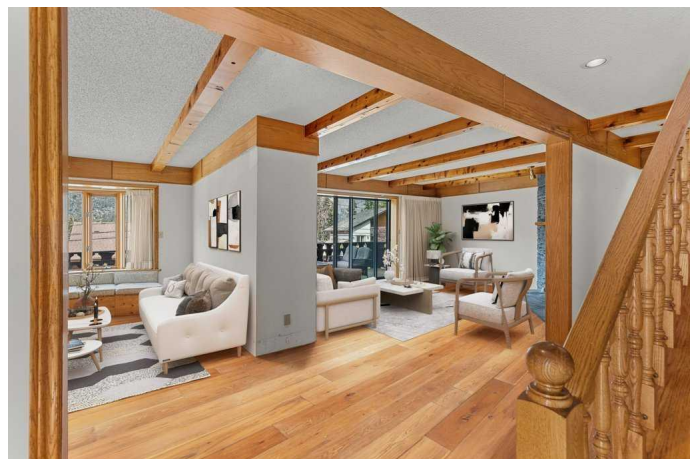
Inside, there's over 3,300 sq ft of living space. The main floor is bright and open, with beamed ceilings, oak bannisters, a stunning bay window framing mountain views, a massive kitchen, and connected dining and living spaces. The family room's gas-assist fireplace adds warmth and character, and the 222 sq ft balcony offers sweeping, unobstructed views.

Upstairs has three bedrooms, including a spacious primary with its own balcony and 5-piece ensuite, plus a second full bath.

The lower level adds even more – a large bonus room/bedroom with a wood-burning stove, a workshop off the single-car garage, and ample storage.

Also downstairs is a bright, private, one-bedroom legal suite with its own entrance, large windows, and a full kitchen and full bath – perfect for rental income, extended family, or guests.

Note: flooring has been removed in most



areas, giving you a blank canvas to design your dream home.

With one long-time owner, this property delivers space, flexibility, and huge potential in a location that almost never hits the market.

Built in 1985

Essential Information

MLS® #	A2245896
Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,348
Acres	0.15
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	524 Deer Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1H1

Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance,
-------------------	---

	Storage, Beamed Ceilings
Appliances	Built-In Electric Range, Electric Range, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas Starter, Wood Burning, Wood Burning Stove, Gas Log, Masonry, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Garden, No Neighbours Behind, Secluded, Sloped
Roof	Clay Tile
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	4
Zoning	RTM

Listing Details

Listing Office	GRASSROOTS REALTY GROUP
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.