

**131 Nahanni Drive
Banff, Alberta**

MLS # A2213751



\$895,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,385 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 415
LLD:	-
Zoning:	RW
Utilities:	-

Inclusions: N/A

Visit REALTOR® website for additional information. Rare find in the heart of Valleyview—a beautifully renovated townhome nestled on a quiet cul-de-sac in one of Banff's most sought-after communities. The main floor features rich hardwood, a cozy fireplace, and a chef-inspired kitchen with custom cabinetry, quartz countertops, premium appliances, and designer finishes. Upstairs offers a serene primary suite with a private ensuite, a second bedroom, and a versatile bonus room. Enjoy the fenced backyard with a new paver stone patio—perfect for relaxing or entertaining. Additional features include a built-in garage, driveway parking, and optional curated furnishings. Lovingly maintained by the same owner for nearly 30 years, this home is part of a well-managed complex with recent upgrades, including new windows, doors, and roofing—backed by a healthy reserve fund.