

\$1,895,000 - 125 Rainbow Avenue, Banff

MLS® #A2249719

\$1,895,000

4 Bedroom, 2.00 Bathroom, 1,009 sqft

Residential on 0.23 Acres

NONE, Banff, Alberta

Prime Redevelopment Opportunity in the Heart of Banff

Nestled on a spacious 9,834 sq. ft. lot with breathtaking views towards the surrounding mountain vistas, this property offers a rare chance to secure a revenue-generating holding property with exceptional future potential.

Currently improved with a well-maintained 1955-built home and a detached garage, the site produces steady rental income while you plan your next steps. The permitted zoning allows for up to an 8-plex development, and discretionary use provides the possibility for an apartment complex, subject to town planning approval.

With convenient alley access—a valuable advantage for residents, guests, or construction access—this lot is well-positioned for a thoughtful multi-family build in one of Canada’s most sought-after mountain communities.

Whether you’re planning your dream build, an investor looking to hold and generate income or a developer ready to bring new housing to the heart of Banff, opportunities like this are rare.

Built in 1955

Essential Information

MLS® #	A2249719
Price	\$1,895,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	0.23
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	125 Rainbow Avenue
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1A1

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Single Garage Detached, Enclosed, Secured
# of Garages	1

Interior

Interior Features	Bar, Chandelier, Separate Entrance
Appliances	Electric Oven, Electric Range, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Views, Cleared
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	31
Zoning	RRA (Rainbow Avenue Distr

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.