



# BANFF HOUSING CORPORATION

## 11 Fairholme Place

1295 sq. ft. 3 bedrooms, 2.5 bathrooms

357 sq. ft. legal suite, 1 bedroom, 1 bathroom

**\$1,184,500**

Market Value

**73.81%**

Homeowner Equity

**\$874,279.45**

Price To Buyer

Type: Duplex

Year Built : 1999

Taxes: \$439.64 PM (2025)

Possession: Early Summer 2025

### ABOUT

Well-maintained duplex with stunning mountain views. Located in Middle Springs, the area is adjacent to parks and forested trails, offering convenient access to natural surroundings.

The main floor features an open-concept living, kitchen, and dining area with a wood-burning fireplace, large windows, a half bath and access to a south-facing deck.

Upstairs features a generous primary bedroom with walk-in closet and 4-piece ensuite, two additional bedrooms, and 4-piece bathroom.

The lower level includes the utility room (washer/dryer) and access to the suite. The home includes an attached single-car garage and a spacious driveway with room for two vehicles.

### LEGAL SUITE

The lower level features a finished, self-contained legal suite with a private entrance and patio area. This bright suite includes an open-concept kitchen with living space featuring a separate bedroom and a 4-piece bathroom.

**Style**

Duplex

**Legal Suite**

Yes

**Exterior**

Wood/Stucco

**Roof**

Asphalt (New shingles 2020)

**Construction**

Wood Frame

**Foundation**

Concrete Poured

**Parking**

Single Garage & Driveway

**Heat/Air**

Forced Air

**Fuel**

Natural Gas

**Fireplace**

Wood burning

**Water**

Municipal

**Sewer**

Municipal

**Legal**

Lot 11. Block 29. Plan  
9911211

### SALE INCLUSIONS

Kitchen: Fridge, stove, dishwasher, hood fan

Basement: Washer, dryer.

Legal Suite: Fridge, stove, hood fan.

Other: Central vacuum, all window coverings and light fixtures.

### UPDATES

Exterior painting (2020).

Asphalt shingle roof (2020).

Hot water tank replacement, main unit (2022), legal suite (2019).



**BANFF HOUSING CORPORATION**

## **11 Fairholme Place**

1295 sq. ft. 3 bedroom, 2.5 bathroom + 357 sq. ft. legal suite.



Well-maintained duplex in Middle Springs with a legal suite, mountain views, and an open-concept layout. Located near local trails, Middle Springs Cabin, and a playground.

### **Highlights**

- Stunning south-facing mountain views from the living space and deck.
- Open concept main floor with wood-burning fireplace and large windows for natural light.
- Generous primary bedroom with walk-in closet and 4-piece ensuite.
- Two additional bedrooms and a second 4-piece bathroom on the upper floor.
- Attached single-car garage and a spacious driveway comfortably accommodating two vehicles.
- Fully finished, self-contained legal suite with private entrance and patio providing options for long-term rental income or multi-generational living.
- This bright suite includes an open-concept living space with a separate bedroom and a 4-piece bath.
- 20-minute walk to Banff Avenue and located close to Roam Transit bus stops (Route #1).





## Main Level

- Open concept kitchen, living, and dining rooms with high ceilings.
- Large south-facing windows.
- Wood-burning fireplace.
- Well-maintained deck with views of Cascade mountain.
- Access to a half bath.

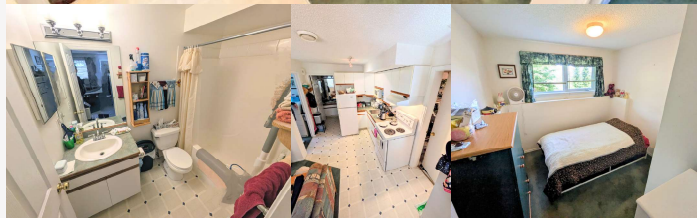
## Upper Level

- Primary bedroom with a generous walk-in closet and 4-piece bathroom.
- The second and third bedrooms both featuring fitted closets.
- 4-piece bathroom and linen cupboard.



## Legal Suite

- 357 sq. ft legal suite with a private entrance and patio area.
- Bright, open plan living and kitchen area, including a full kitchen equipped with stove, fridge, and hood fan.
- Generous cupboard and storage space.
- Separate bedroom with closet.
- Dedicated 4-piece bathroom.







## Other

- Exterior painting, including all window and door frames (2020).
- New roof (2020).
- Main house hot water tank replacement (2022).
- Legal suite hot water tank replacement (2019).



## Fees & Utilities

Estimates are based on 3-person occupancy.

- Gas/electrical - \$300 monthly est.
- Sewer/water - \$200 monthly est.
- Property taxes - \$439.64 monthly (2025).





## Inclusions

Kitchen: Fridge (1999), stove (1999), dishwasher (2021), hood fan (1999), under cupboard lighting (2015).

Legal suite: Fridge (1999), stove (1999), hood fan (1999).

Basement: Washer (2018), dryer (2021).

Other: Central vacuum system on all three levels (1999), vacuum hose (2010), all window coverings (various), all light fixtures and fittings (various).

**\*Inclusions ages are estimated to best ability.**

## Details and Dimensions

Storeys: 3

Fireplace: Wood

Floors: Carpet and lino.

Parking: 3 Total - Single car garage + 2 car driveway parking.

Year Built: 1999

Dining Room: 10' x 7'5"

Kitchen: 11'5" x 8'5"

Living Room: 10' x 14'

Foyer: 7' x 7'

Half Bathroom: 5'5" x 5'

Garage: 20' x 10'

Primary Bedroom: 13' x 14'

Walk In Closet: 5'5" x 6'

Ensuite: 5' x 8'

2nd Bedroom: 12' x 10'

3<sup>rd</sup> Bedroom: 11' x 9'5"

2<sup>nd</sup> Bathroom: 8' x 5'

Utility Room: 5'5" x 17'

Legal Suite Living Area: 15' x 12'

Legal Suite Bedroom: 8' x 10'

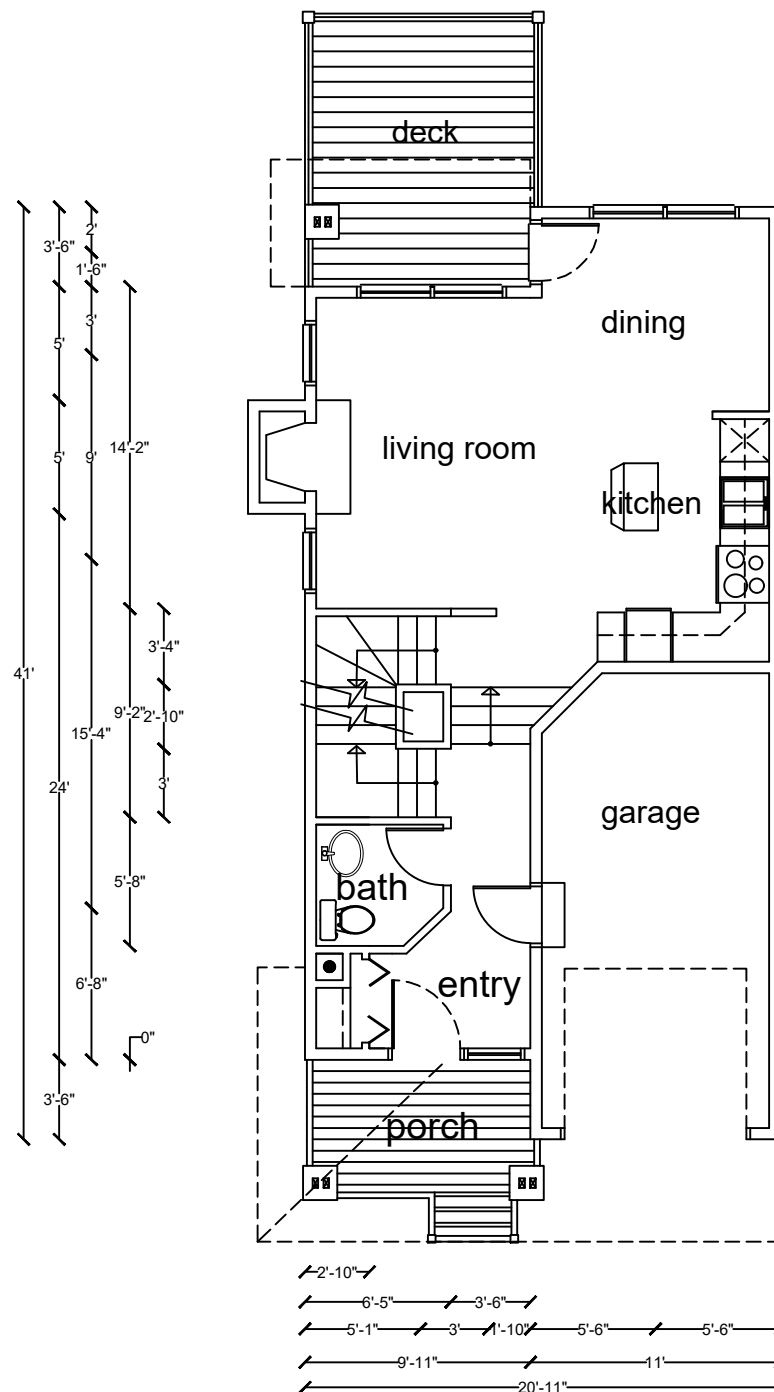
Front Porch: 10' x 6'5"

Back Deck: 10' x 10'

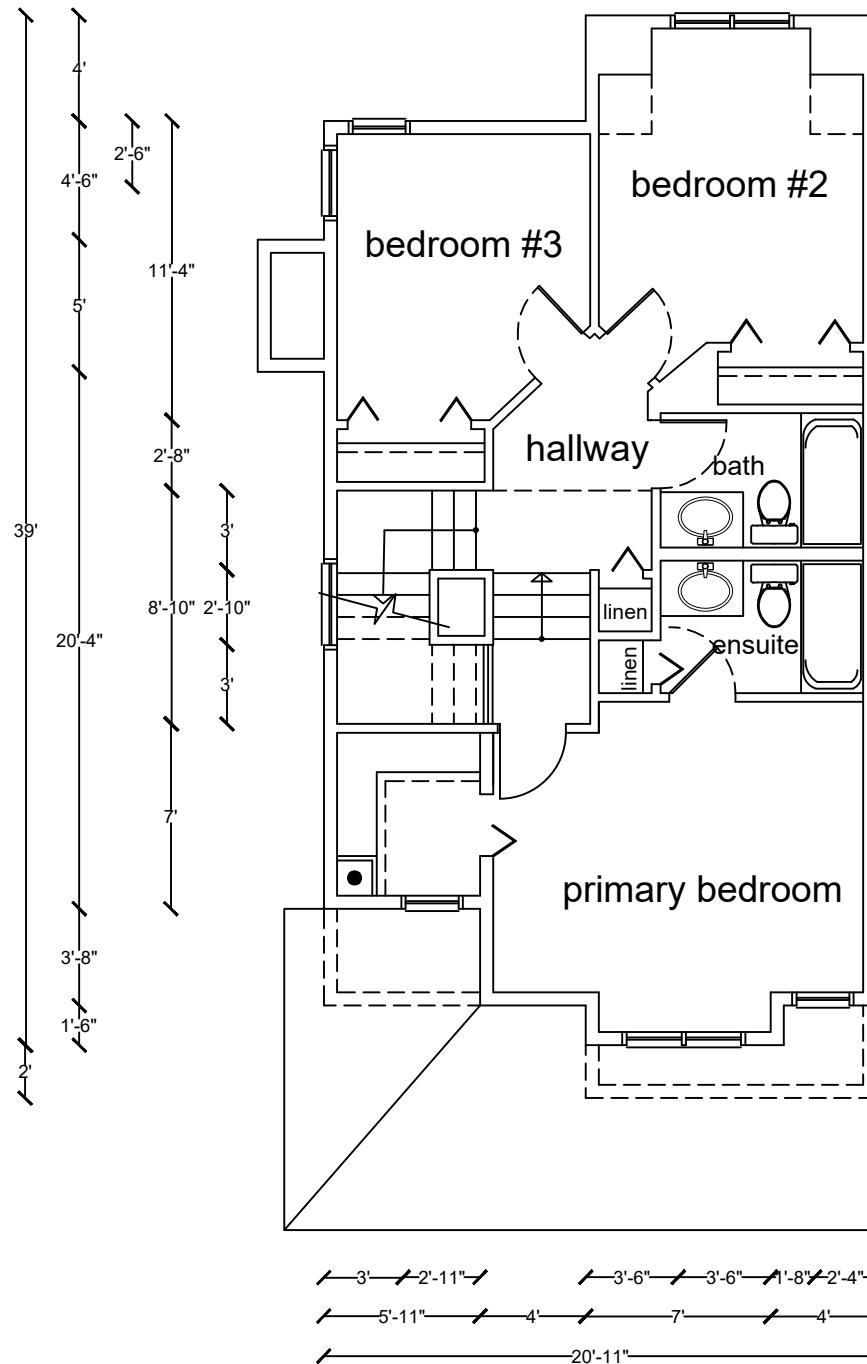
Legal Suite Bathroom: 5' x 8'5"

**\*All measurements are approximate.**

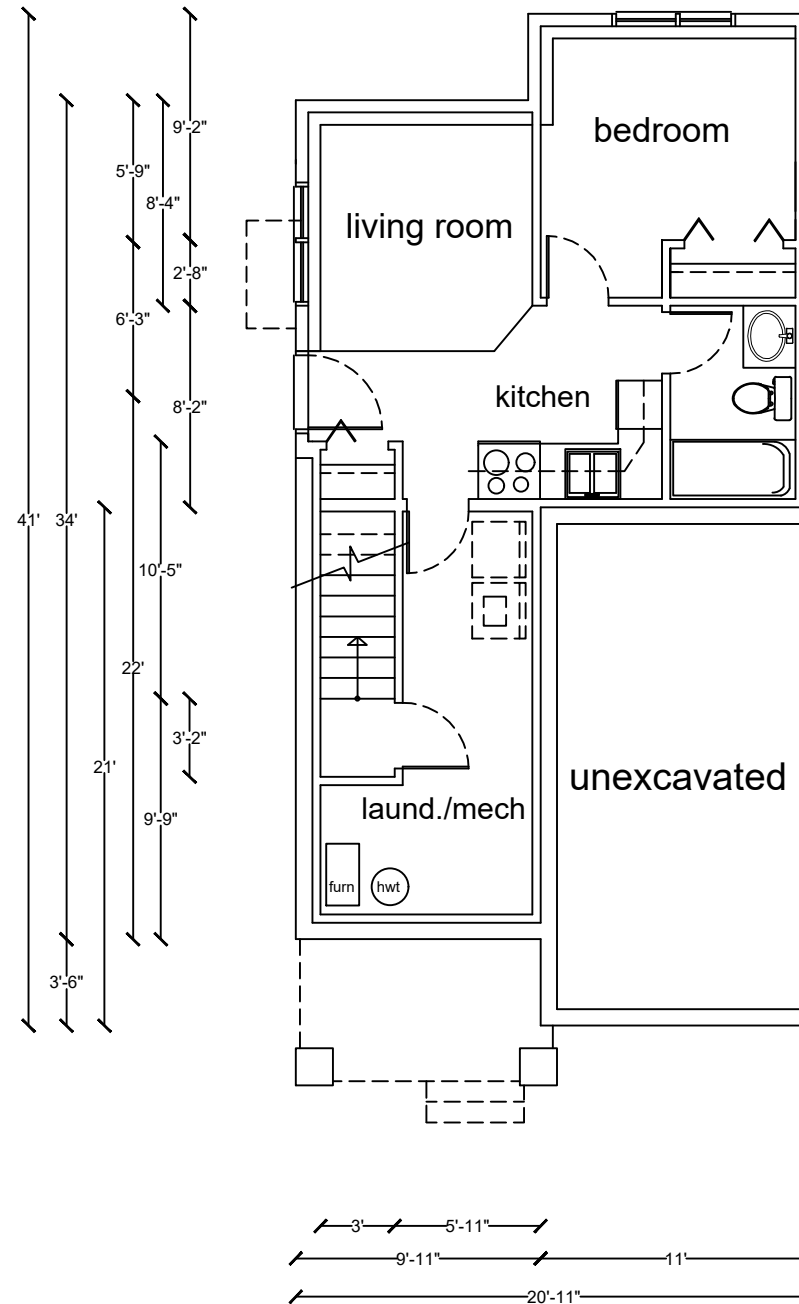




Main Level Floor Plan



Upper Level Floor Plan



Lower Level Floor Plan





FAIRHOLME PL

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