



327 Middle Springs Drive

1171 sq. ft. 3 bedrooms, 1.5 bathrooms

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

\$1,211,580.00

Market Value

83.17%

Homeowner Equity

\$1,007,671.00

Price To Buyer

Type: Duplex

Year Built : 2002

Taxes: \$450 PM (2025)

Possession: March 1, 2026

ABOUT

Well-maintained duplex located in Middle Springs with large windows and hardwood floors. 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 gas fireplace, and a half bath. Living spaces opens to a south-facing deck with staircase to lower deck and storage shed.

Upstairs features a generous primary bedroom with closets, two additional bedrooms, and 4-piece bathroom.

The lower level includes the utility room (washer/dryer) and large storage area. The home includes an attached garage converted for storage with partition wall, and a spacious driveway with room for two vehicles.

LEGAL SUITE

The lower level features a 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, 4-piece bathroom, and laundry.

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/ Basement Slab

Fuel

Natural Gas

Fireplace

Gas

Water

Municipal

Sewer

Municipal

Legal

Lot 14. Block 30.
Plan 0113208.

SALE INCLUSIONS

Kitchen: Fridge, stove, dishwasher, hood fan.

Basement: Washer, dryer.

Legal Suite: Fridge, stove, hood fan, washer, dryer.

Other: Window coverings and light fixtures.

UPDATES

Asphalt shingle roof (2020).

Hot water tank replacement, main unit (2015), legal suite (2016).

Lower deck & shed construction (2009), upper deck extension and staircase (2016)



BANFF HOUSING CORPORATION

327 Middle Springs Drive

1171 sq. ft. 3 bedroom, 1.5 bathroom + 338 sq. ft. legal suite.



Middle Springs duplex with a legal suite, open-concept layout, and ample storage.

Highlights

- Open concept main floor with kitchen, living, and dining area.
- Large windows for natural light leading out to a generous deck.
- Upper floor consists of primary bedroom with two large closets, two additional bedrooms, and four piece bathroom.
- Converted garage with two independent storage areas, and a spacious driveway comfortably accommodating two vehicles.
- 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 , 4-piece bath, and laundry.
- 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 and real hardwood floors.
- Large south-facing windows opening to a deck with staircase for access to the yard and storage shed.
- Two piece bathroom and entryway storage closet.

Upper Level

- Primary bedroom with two large closets and views of Mount Rundle.
- Second and third bedrooms both featuring fitted closets.
- 4-piece bathroom and linen cupboard.



Legal Suite

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



Other

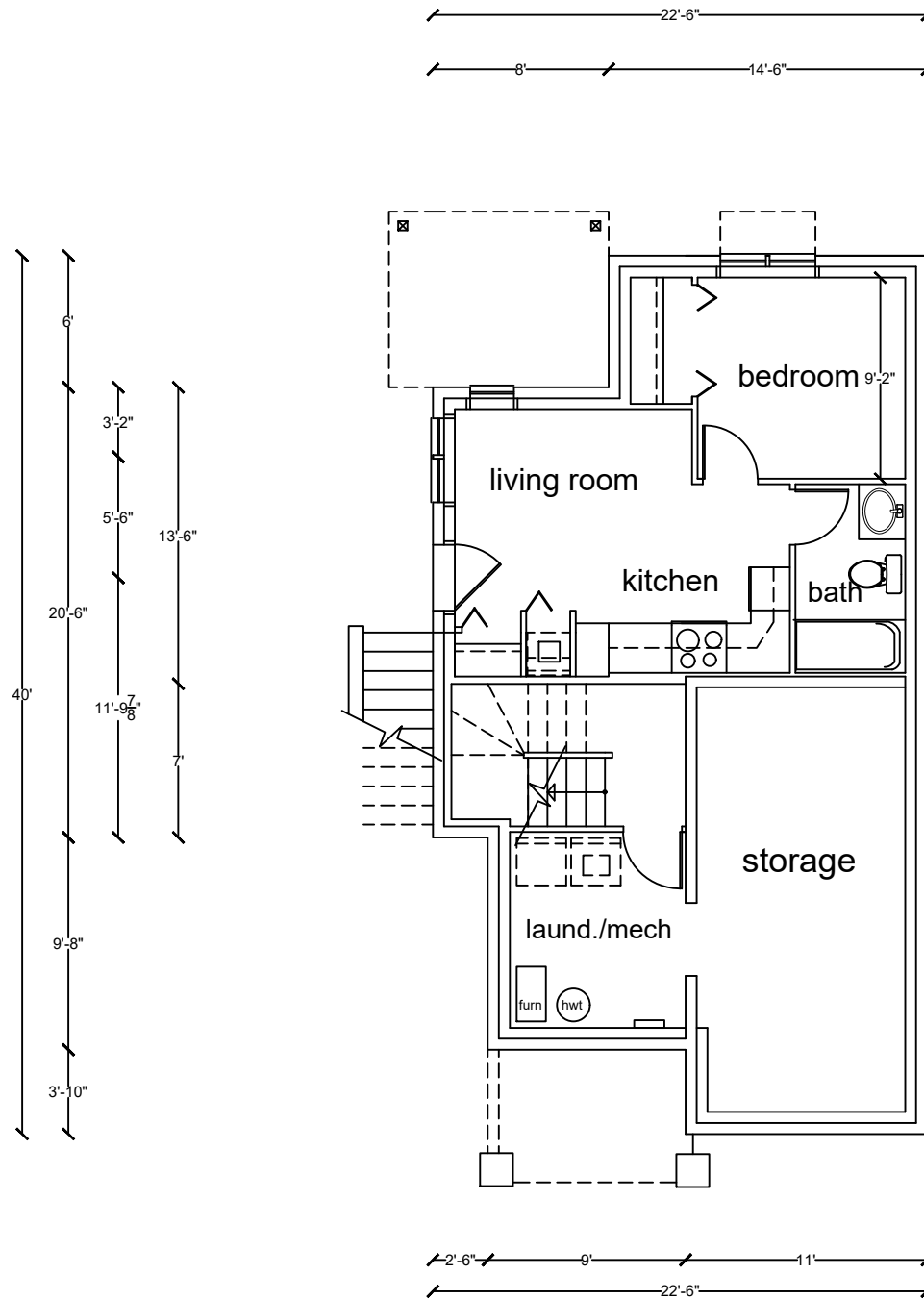
- Asphalt shingles on roof replaced (2020).
- Replacement of primary hot water heater (2015), rental suite hot water heater (2016) and PVC tubing (2015/16).
- Original furnace last inspected (2019).
- Lower deck and shed construction (2009), upper deck extension and staircase (2016).
- Garage partition and storage construction (2017).
- Replacement of all upstairs carpet (2017).



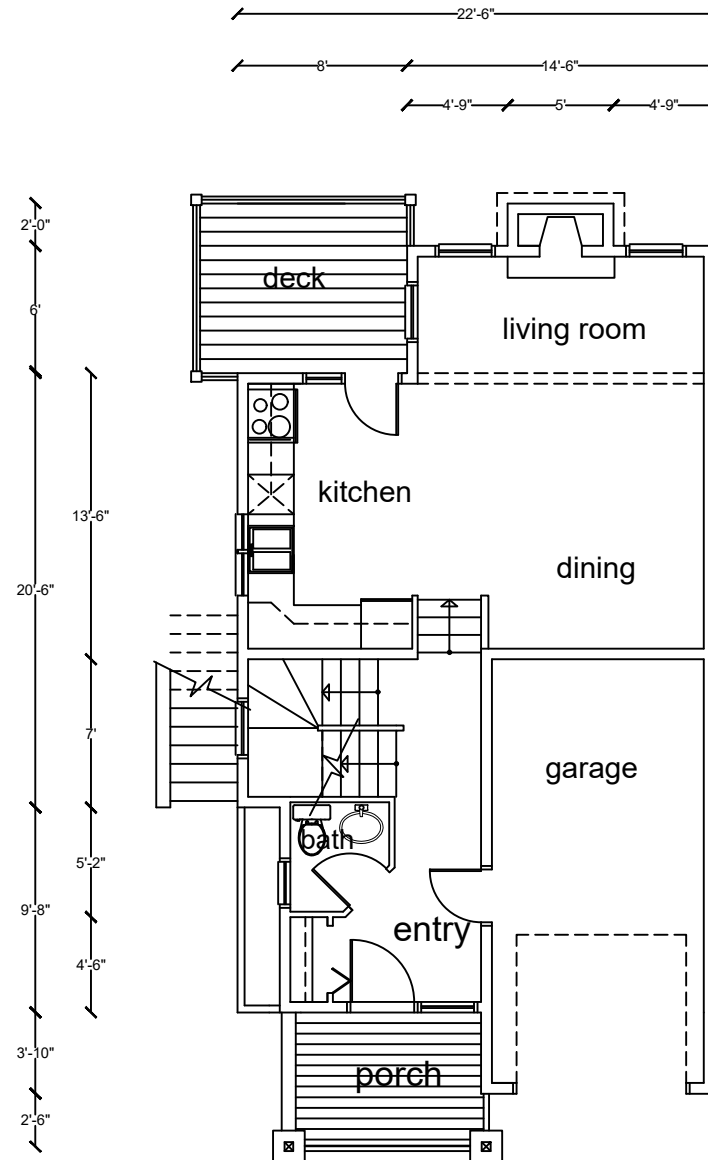
Fees & Utilities

Estimates are based on 5-person occupancy (3 persons main house + 2 persons basement suite).

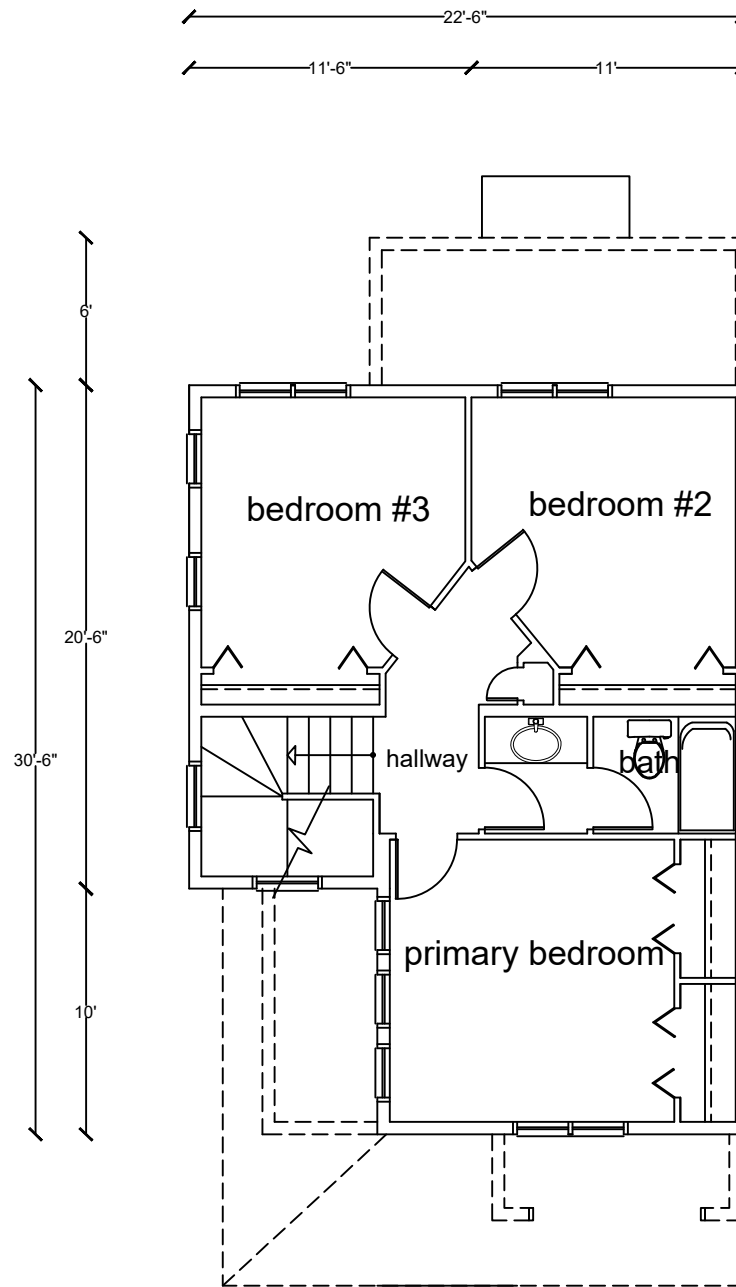
- Gas/electrical - \$225 monthly est.
- Sewer/water - \$150 monthly est.
- Property taxes - \$450 monthly (2025).



Lower Level Floor Plan



Main Level Floor Plan



Upper Level Floor Plan

Parcels: 001434

Address	327 MIDDLE SPRINGS DR
Property Files	More info
NEW	
Area (sq m)	265.61
Perimeter (m)	76.37



[Zoom to](#)

