



7 Fairholme

1263 sq. ft. 3 bedrooms, 1.5 bathrooms

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

\$1,256,100

Market Value

73.67%

Homeowner Equity

\$925,368.87

Price To Buyer

Type: Duplex

Year Built : 1999

Annual taxes: \$5235 (2025)

Possession: March 2026

ABOUT

Well-maintained duplex in Middle Springs with a legal suite and stunning mountain views. Conveniently located near the Middle Springs cabin, a playground, and adjacent to parks and forested trails, providing easy access to natural surroundings.

The main floor opens into an independent living room featuring a stone-clad gas fireplace. At the rear, the property features an open-concept kitchen and dining area that leads to a large wrap-around balcony with mountain views.

Upstairs includes a spacious primary bedroom with a built-in closet and reading nook, two additional bedrooms, a linen closet, and a 4-piece bathroom.

The lower level comprises the utility room with a washer and dryer, along with storage space. The home offers an attached single-car garage and a spacious driveway accommodating three vehicles.

LEGAL SUITE

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

Style

Duplex

Legal Suite

Yes

Exterior

Wood Siding /Stucco

Roof

Asphalt (New shingles 2023)

Construction

Wood Frame

Foundation

Concrete Poured

Parking

Single Garage & Driveway

Heat/Air

Forced Air / In Slab

Fuel

Gas

Fireplace

Gas

Water

Municipal

Sewer

Municipal

Legal

Lot 7. Block 29. Plan
9911211

SALE INCLUSIONS

Kitchen: Stove, microwave, dishwasher, fridge, bench.

Legal Suite: Fridge, stove, washing machine, dryer

Other: Washer, dryer. blinds (bedroom 2 & 3), garage shelving and workbench.

UPDATES

Deck replacement & extension (2024) and deck storage (2025)

Gas stove and microwave (2025)

Hot water tanks and heating panel (2020)

New roofing shingles, whole roof (2023)

The above information is from sources deemed to be reliable but should not be relied upon without independent verification.



BANFF HOUSING CORPORATION

7 Fairholme Place

1263 sq. ft. 3 bedroom, 1.5 bathroom + 378 sq. ft. legal suite.



A well-maintained duplex in Middle Springs with a legal suite and stunning mountain views. Conveniently located near the Middle Springs cabin, a playground, and adjacent to parks and forested trails, providing easy access to natural surroundings.

Highlights

- Main floor with open plan kitchen and dining area, leading out to a large wrap around deck with mountain views.
- Independent living room with stone-clad gas fireplace.
- Generous primary bedroom with built in closet and comfortable reading nook.
- Attached single-car garage and a spacious driveway accommodating three vehicles.
- Legal suite with private entrance and patio providing options for long-term rental income or multi-generational living.
- Ample storage available in the basement, entry way closet, and pantry.
- 20-minute walk to Banff Avenue and located close to Roam Transit bus stops (Route #1).

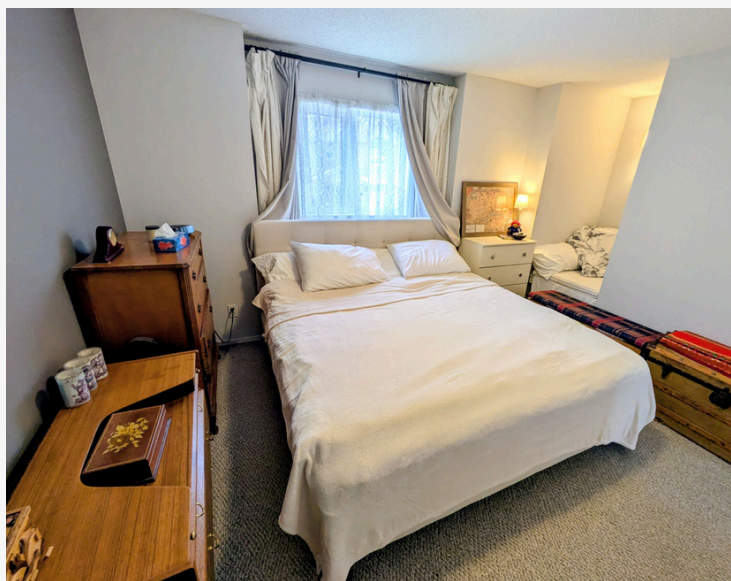


Main Level

- Open-concept kitchen and dining area with high ceilings.
- Custom built seating bench in the dining area.
- Separate living room with a stone-clad gas fireplace.
- Recently extended deck with expansive mountain views.
- Half bath and pantry.

Upper Level

- Primary bedroom with a large closet, south facing window, and reading nook.
- Second and third bedrooms both featuring built in closets.
- 4-piece bathroom and linen closet



Legal Suite

- 378 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.



Inclusions

Kitchen: Stove (2025), microwave (2025), dishwasher (2018), fridge (1999), custom bench (2024).

Legal Suite: Fridge (2019), stove (1999), washing machine (2021), dryer (1999).

Basement: Washing machine (2018), dryer (2018)

Other: Bedroom 2 blinds (2020), bedroom 3 blinds (1999), garage workbench (2015), garage shelving (2000).

*Inclusions ages are estimated to best ability.



Fees & Utilities

Estimates are based on 4-person occupancy.

- Gas/electrical - \$300 monthly est.
- Sewer/water - \$115 monthly est.
- Property taxes - \$5235 annually (2025).



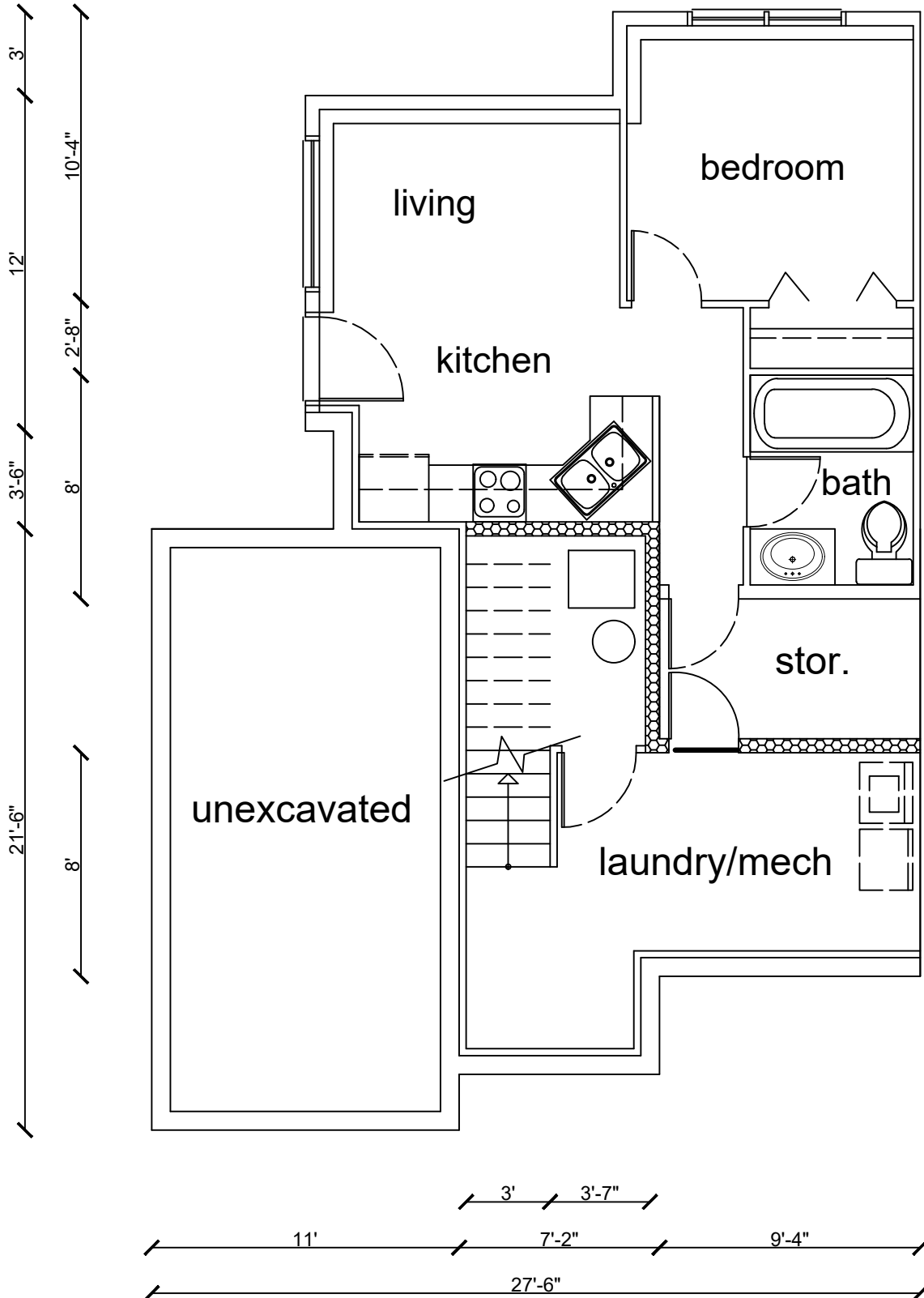
Improvements, Renovations, and FireSmart

- Deck replacement and extension, including walkway from back deck to side entrance (2024).
- Under deck storage area enclosed with lattice, gravel flooring, and door (2025).
- Gas stove and microwave replacement (2025).
- Primary bathroom updated with new vanity, sink, taps, toilet, and flooring (2016).
- Replacement of two hot water tanks and one heating panel, including system test and certification for backflow device, piping, and gas and venting connections. (2020).
- New asphalt shingles on roof, replacement of hood and attic vents (2023).
- FireSmart assessment completed in September 2025.
 - Roof sprinklers purchased and in new condition for install.
 - Removed larger inter-property trees, and cleared shrubs and combustible materials to meet FireSmart vegetation management standards.
- Local area FireSmart recommendations completed on trail behind the property and at the Middle Springs Cabin.

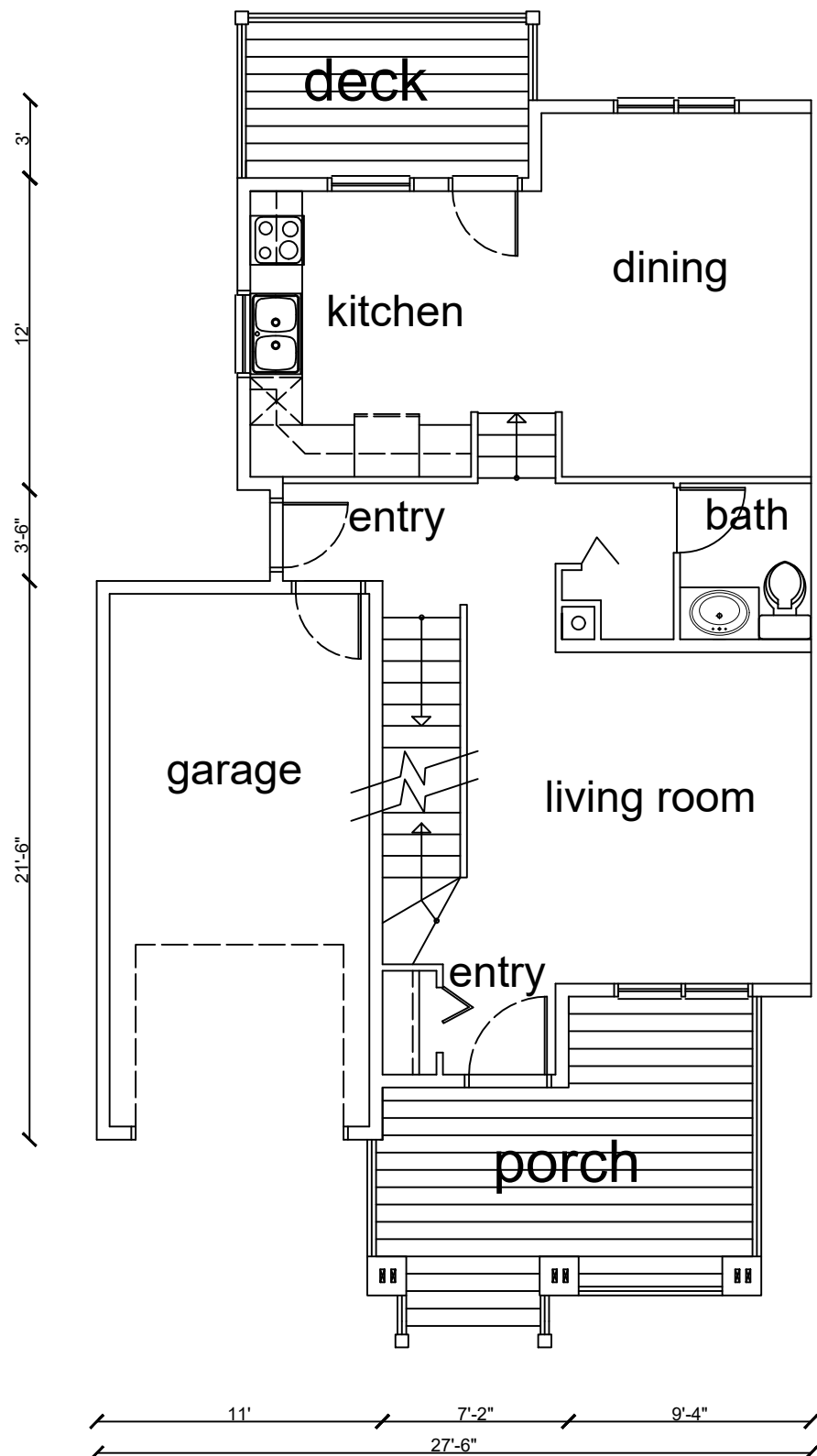
Legal Suite

- Occupied suite with tenants in a fixed term lease agreement expiring June 30th 2026.

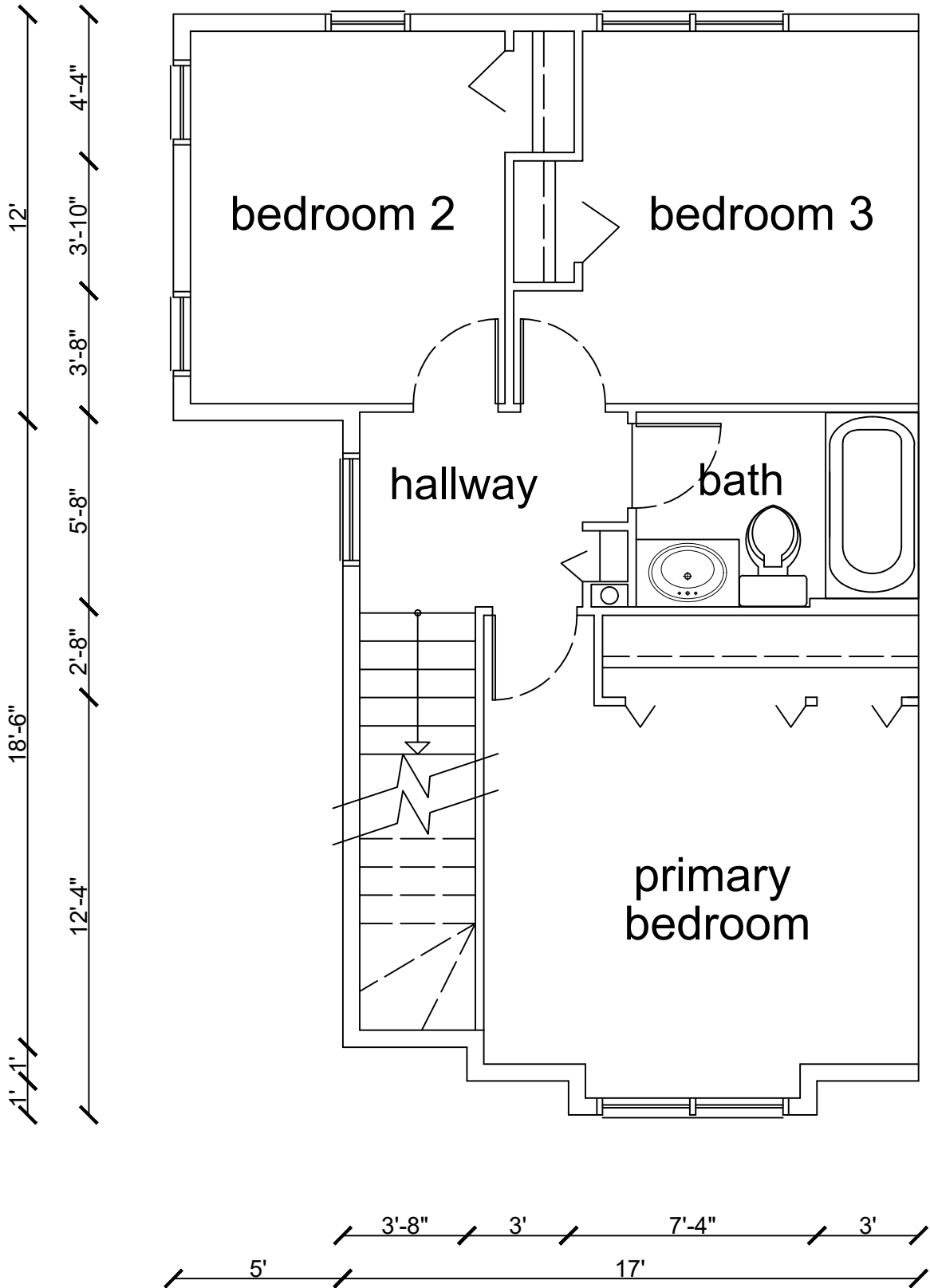




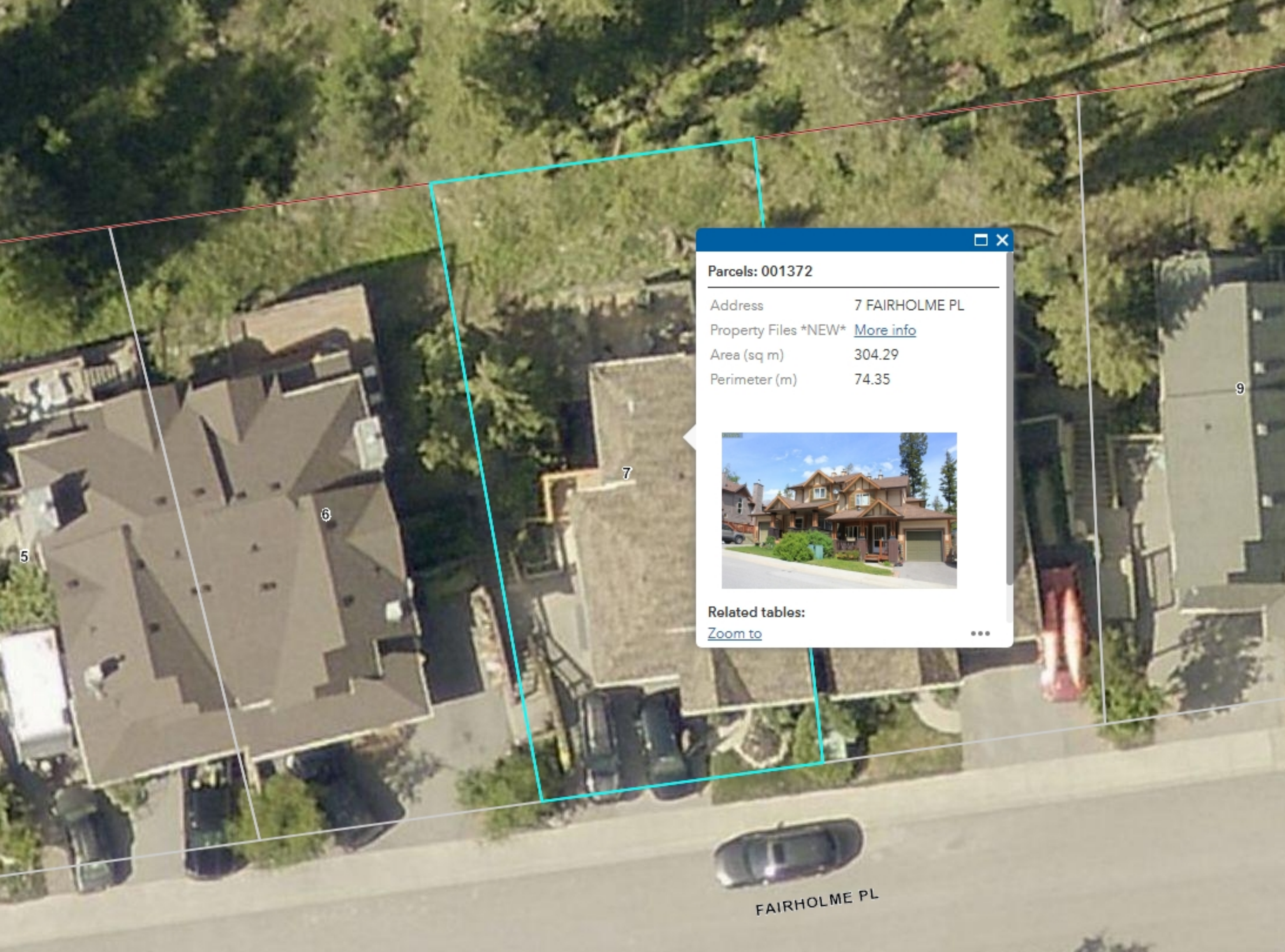
Lower Level Plan



Main Level Plan



Upper Level Plan



Parcels: 001372

Address

7 FAIRHOLME PL

Property Files *NEW*


[More info](#)

Area (sq m)

304.29

Perimeter (m)

74.35



Related tables:

[Zoom to](#)

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FAIRHOLME PL