



5 Sulphur Court

1650 + 715sq. ft. / 3 bedrooms, 2.5 bathrooms

\$1,127,850

Market Value

Type: Duplex

Year Built : 1997

82.8%

Homeowner Equity

Taxes: \$4,500 (2025)

Condo Fees: \$424 (Per month)

\$933,860

Price To Buyer

Possession: May 1st
2026

ABOUT

Bright, freshly painted duplex located on a quiet cul-de-sac in the Middle Springs area, close to parks, bike trails, and scenic footpaths.

The main floor features high ceiling throughout the open-concept living, kitchen, and dining area. The living space includes a wood-burning fireplace, and large windows provide ample natural light with direct access to the deck. This floor is completed by a two piece bathroom and spacious entryway.

The upper floor consists of three well-appointed bedrooms with built in closets; and two full three piece bathrooms. The primary bedroom boasts vaulted ceilings, feature window, ensuite, sitting area and walk-in closet.

The lower level of the property features a utility room with sink, a second storage area with rough-in for a bathroom, mechanical room, and large multipurpose space.

There is a single-car garage and parking for two cars on the driveway.

Style

Duplex

Legal Suite

No

Exterior

Wood/Stucco/Stone

Roof

Asphalt (2019)

Construction

Wood Frame

Foundation

Concrete Poured

Parking

Double Garage & Driveway

Heat/Air

Forced Air

Fuel

Natural Gas

Fireplace

Wood

Water

City/Municipal

Sewer

Municipal

Legal

Unit 5. Plan 9711924

SALE INCLUSIONS

Kitchen: Fridge (1997), stove (2007), dishwasher (2012).

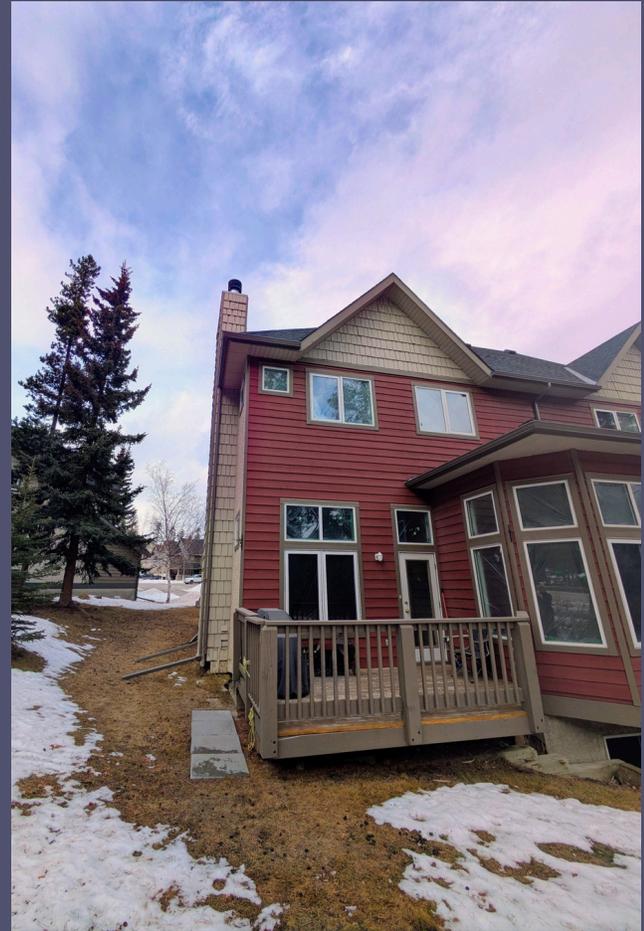
Shelving and Storage: Walk in closet, utility room, garage.



BANFF HOUSING CORPORATION

5 Sulphur Court

1650 sq. ft.+ 715 basement / 3 bedroom, 2.5 bathrooms.



Located in a quiet cul-de-sac, this well maintained duplex offers a spacious open plan design, large windows, and high ceilings.

Highlights

- Open concept main floor with kitchen, living, and dining area, featuring large windows, hardwood floors, a wood-burning fireplace, and deck access.
- Primary bedroom with vaulted ceilings, feature window, ensuite, sitting area, and walk-in closet.
- Second and third bedrooms with built-in closets.
- Spacious lower floor with utility room, storage area with rough-in for bathroom, and large multipurpose space.
- 20-minute walk to Banff Avenue and located close to Roam Transit bus stops (Route #1).

Currently, interior photos are unavailable for advertising as painting is in progress.



Main Level

- Open concept kitchen, living, and dining rooms with high ceilings and hardwood floors.
- Wood-burning fireplace with original mantel.
- Large windows open to a ground-floor level deck with yard access.
- Spacious entryway with a closet and a two-piece bathroom.
- Single-car garage and parking for two cars on the driveway.

Upper Level

- Primary bedroom with vaulted ceilings, feature window, ensuite, sitting area, and walk-in closet.
- Both the second and third bedrooms feature fitted closets.
- Full bathroom.

Lower Level

- Large multipurpose room with potential for an extra bedroom, office, or further development.
- Utility room with sink and plumbing for washer and dryer.
- Storage room with a rough-in for a bathroom.

Renovations and Upgrades

- Interior painting (2026).
- Weeping tile replacement including rerouting to sump pump (2015).
- Replacement of hot water tank, extended capacity to 60 gallon (2014).
- Basement development, including drywall, carpet, and lighting installation (2007)

Fees & Utilities

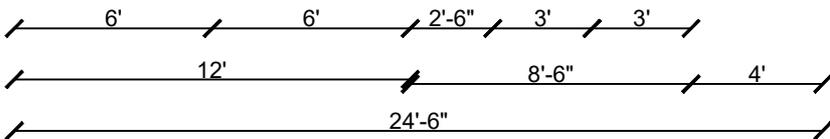
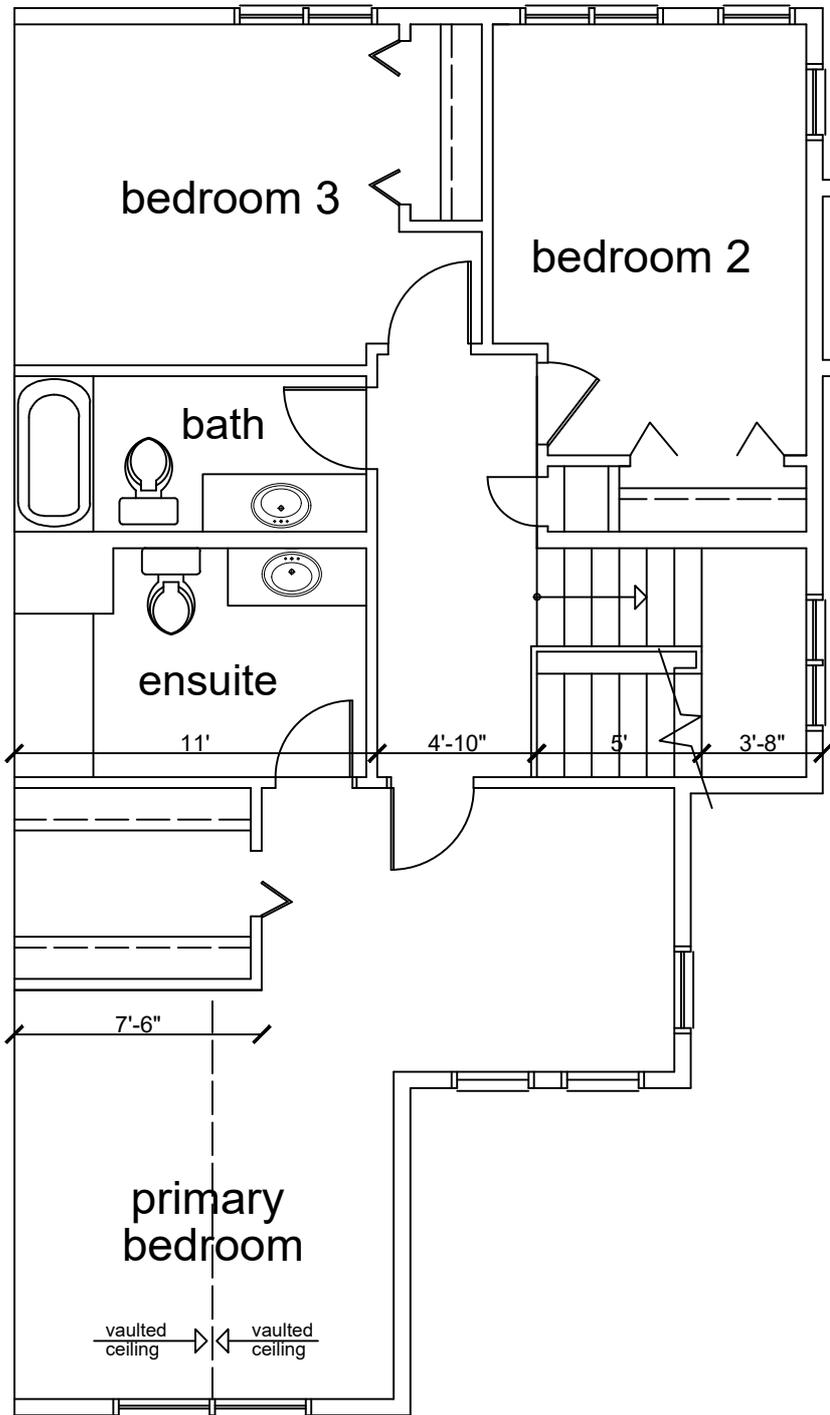
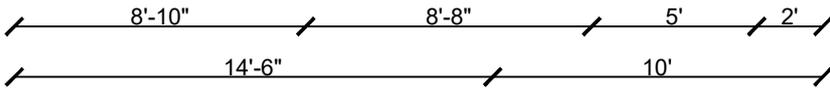
Estimates are based on 4-person occupancy

- Gas/electrical - \$300 monthly est.
- Sewer/water - \$100 monthly est.
- Property taxes - \$375 monthly (2025).
- Condo Fees - \$424 monthly.

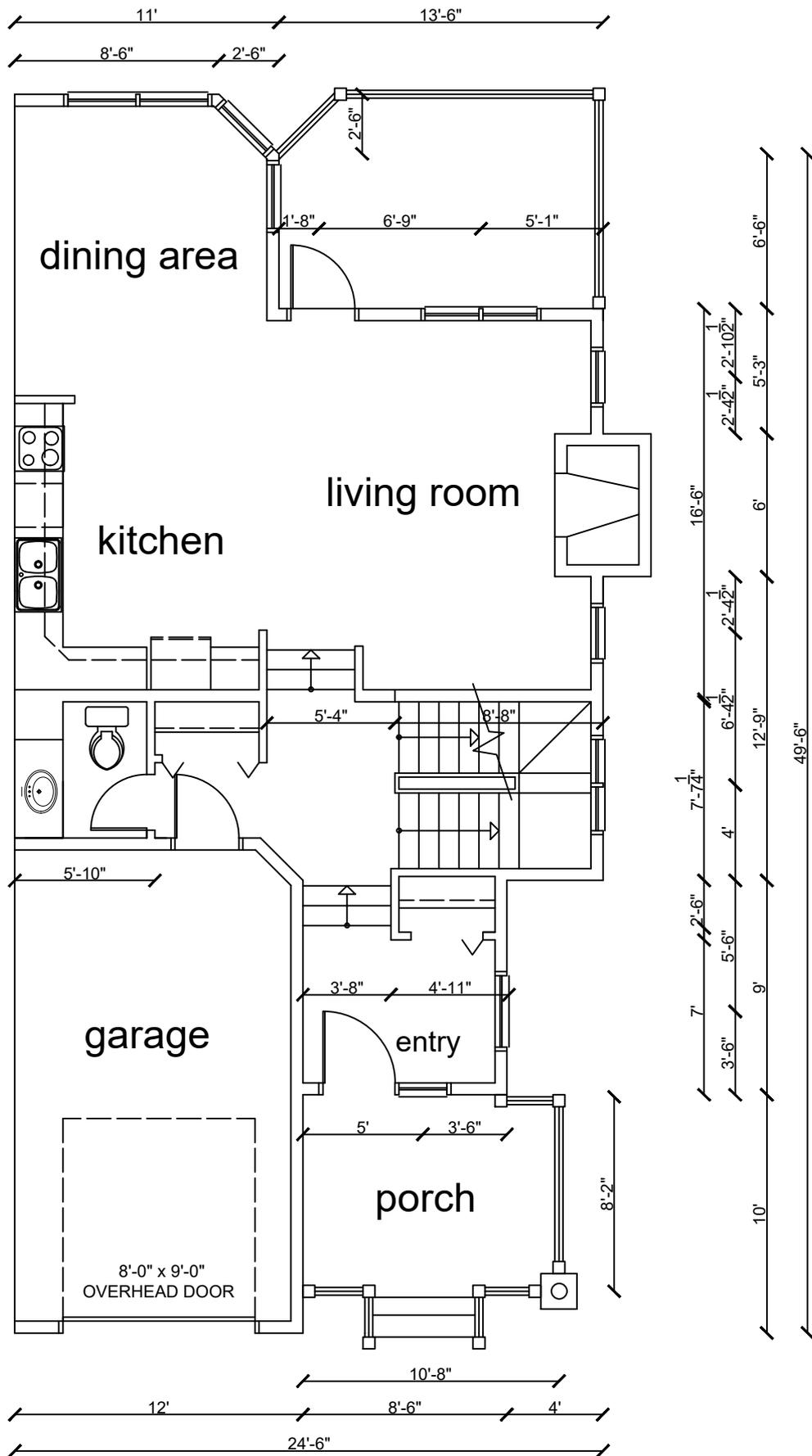
Condo Association

Volunteer Board

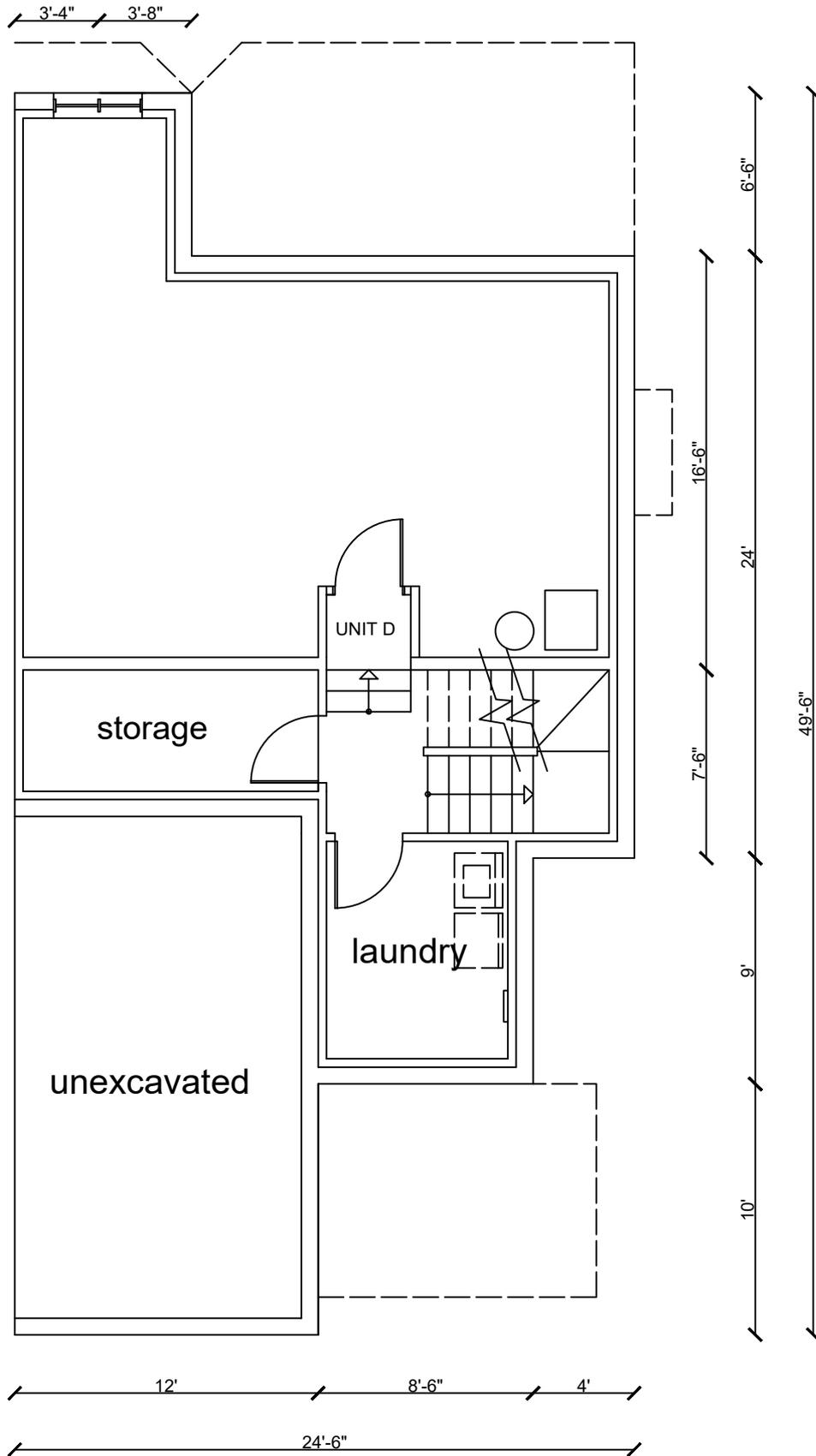
- Healthy reserve fund with no history of cash calls.
- Monthly condo fees include snow removal, yard work, exterior painting, driveway repairs, roof, and insurance for exteriors.
- 2018 – Home exteriors repainted.
- 2019 – Roof replacements and rock work.
- Fire Smart Neighborhood with residents who actively participate in the care of the properties.



Upper Level Plan



Lower Level Plan



Basement Plan