



322 Middle Springs Drive

1488 sq. ft. 3 bedrooms, 2.5 bathrooms

\$1,102,000
Market Value

78.31%
Homeowner Equity

\$862,976
Price To Buyer

Type: Duplex

Year Built : 2002

Taxes: \$350 PM (2025)

Possession: August 1, 2026

ABOUT

This Middle Springs duplex offers outdoor space and mountain views. Adjacent to parks and forested trails, the property provides convenient access to nature and nearby recreational amenities.

The main floor opens into a spacious entryway with storage cupboards, leading to an open-concept living and dining area. A separate kitchen with modern appliances is located at the rear of the home and provides direct access to a ground-level deck. A two-piece bathroom is also located on the main floor.

Upstairs, the home features a generously sized primary bedroom with a built-in closet and three-piece ensuite bathroom. This level also includes two additional bedrooms with built-in closets, along with a three-piece bathroom.

The lower level includes a utility room with laundry facilities, as well as multiple storage areas. The home also features an attached garage and a driveway with space for two vehicles. A sizeable backyard is accessible from the rear deck.

Style	Duplex
Exterior	Wood/Stucco
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete Poured
Parking	Single Garage & Driveway
Heat/Air	Forced Air
Fuel	Natural Gas
Water	Municipal
Sewer	Municipal
Legal	Lot 25. Block 30. Plan 0113208.

SALE INCLUSIONS

Kitchen: Fridge, stove, dishwasher, hood fan.

Basement: Washer, dryer.

Other: Window coverings and light fixtures. Natural gas BBQ.



BANFF HOUSING CORPORATION

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Middle Springs duplex featuring mountain views.

Features

- Main floor featuring an open-concept living and dining area
- Spacious kitchen with modern appliances.
- Ground level deck with access to the backyard.
- Single-car garage and a spacious driveway that comfortably accommodates two vehicles
- Basement area with laundry and storage space.
- Located a 30-minute walk from Banff Avenue and close to Roam Transit bus stops (Route 1)



Main Level

- Open concept living and dining area with American cherry hardwood floors.
- Separate kitchen with generous cupboard space and modern appliances.
- Two-piece bathroom and entryway storage closet.

Upper Level

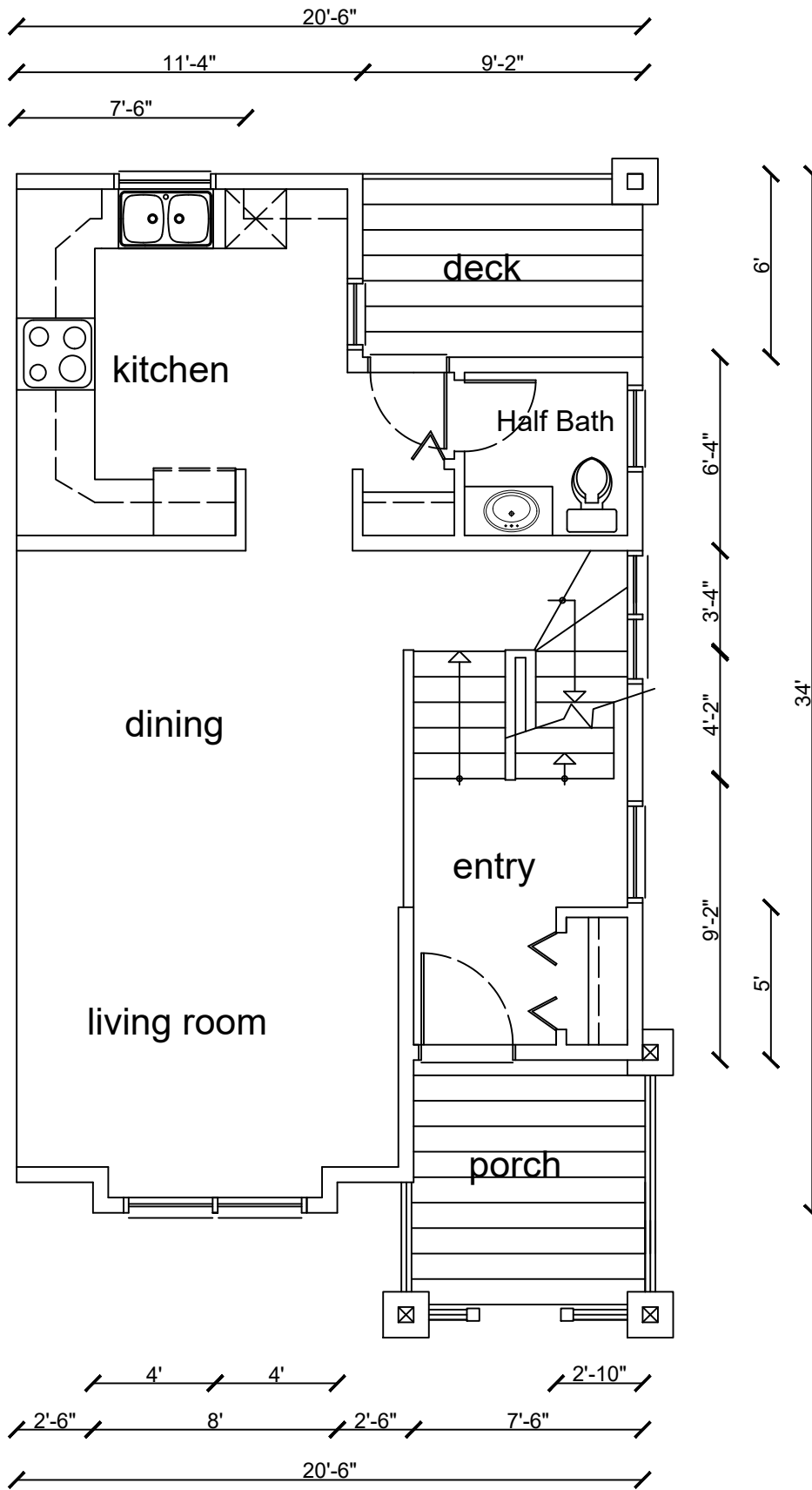
- Primary bedroom with a built-in closet, three-piece ensuite bathroom, and mountain views.
- Second and third bedrooms both featuring built-in closets.
- Three-piece bathroom and linen cupboard.

Fees & Utilities

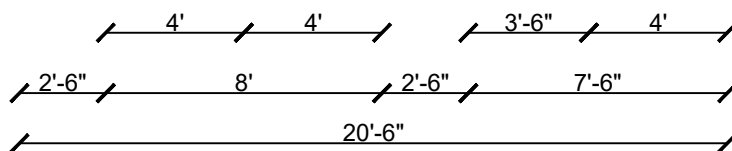
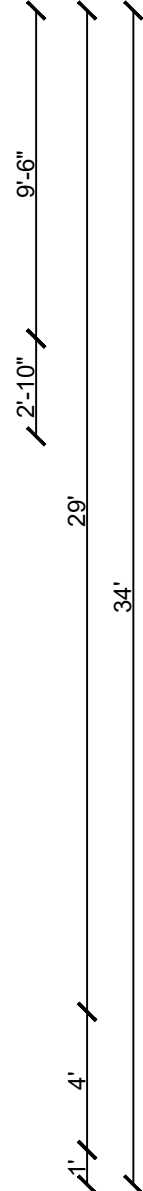
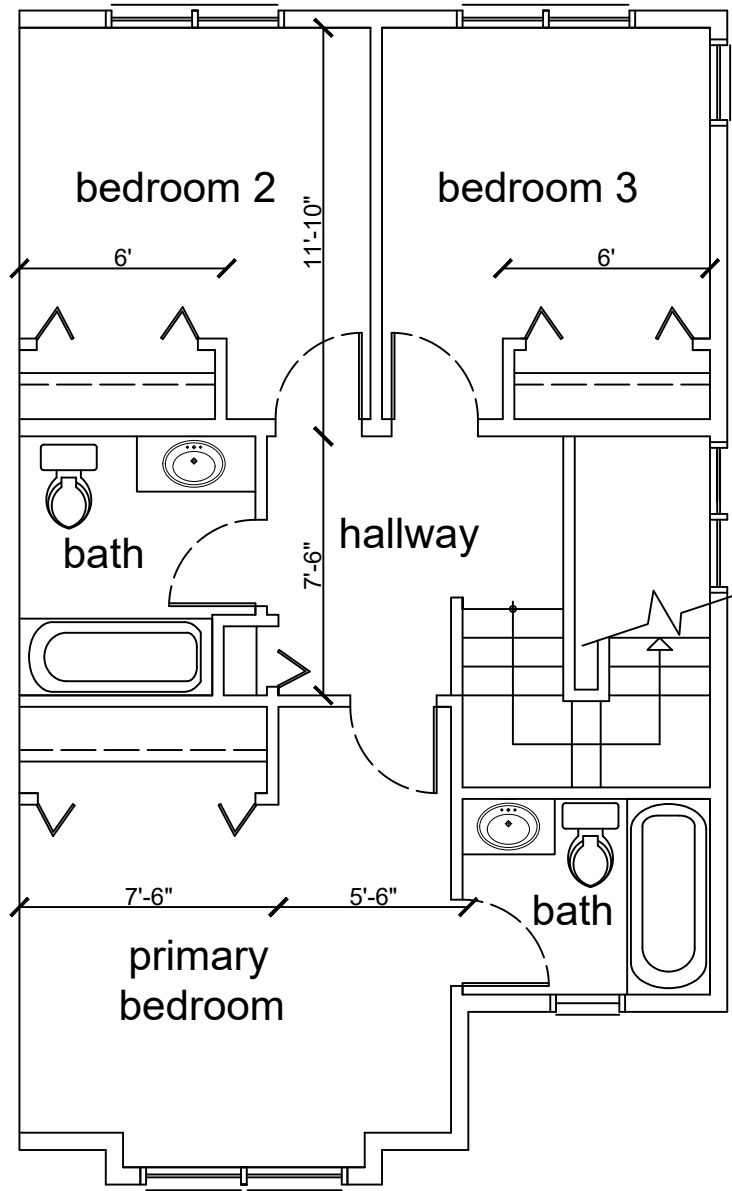
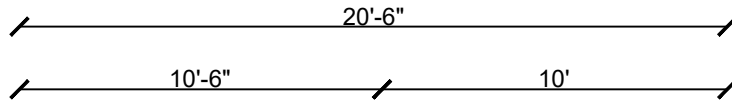
Estimates are based on 4-person occupancy

- Gas and electrical - Estimated at \$220 per month
- Sewer/water - Estimated at \$100 per month
- Property taxes - \$350 per month (2025).

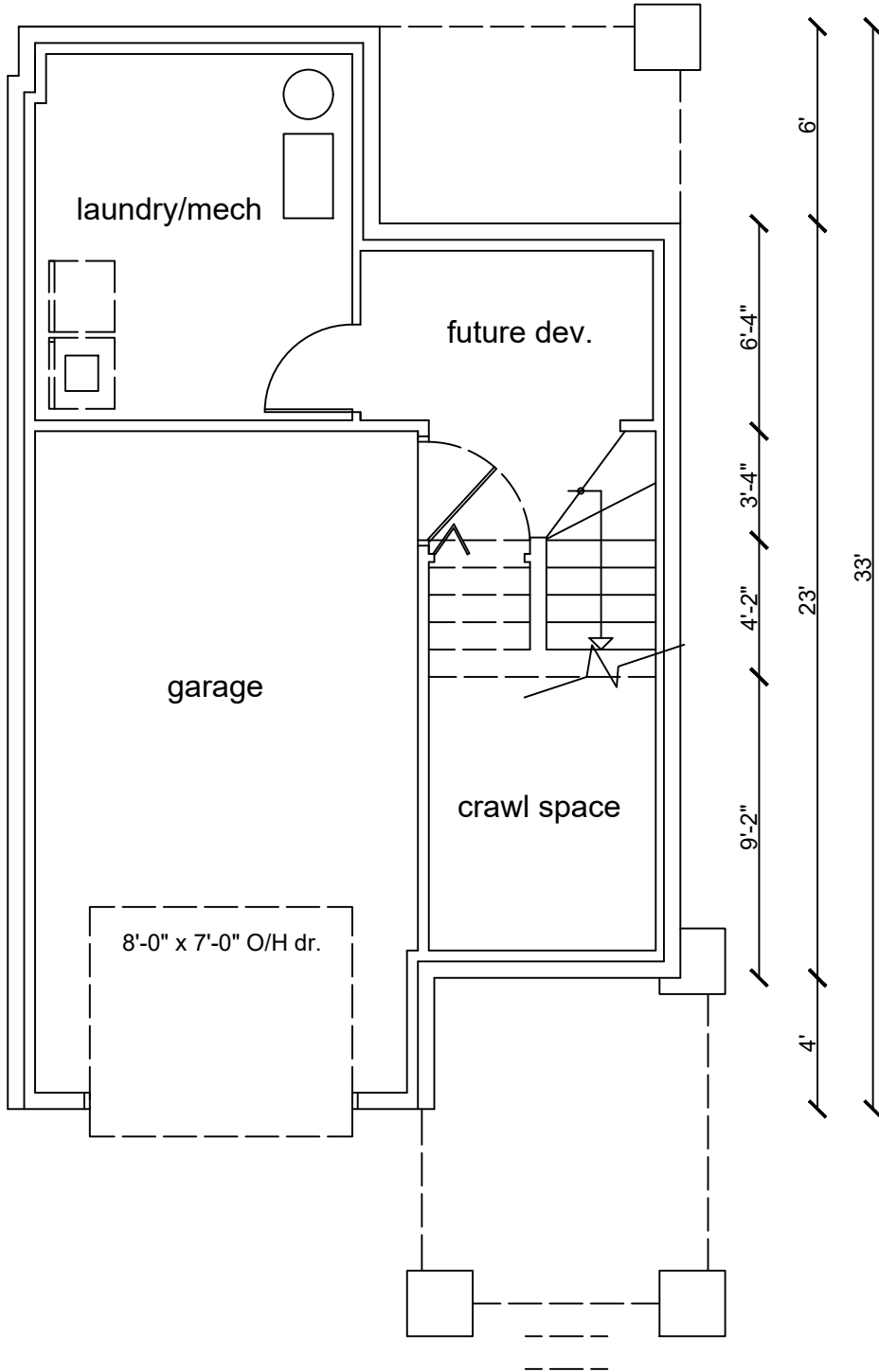
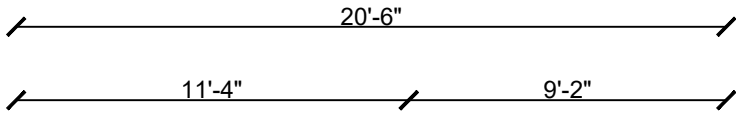




Main Level Plan



Upper Level Plan



Basement Plan

Parcels: 001445

Address 322 MIDDLE SPRINGS DR

Property Files [More info](#)
NEW

Area (sq m) 245.47

Perimeter (m) 74.78



322

324

318

316

[Zoom to](#)

