



115 Middle Springs Drive

2177 sq. ft. 3 bedrooms, 2.5 bathrooms

Legal suite, 1 bedroom, 1 bathroom

\$1,263,520

Market Value

74.03%

Homeowner Equity

\$935,383

Price To Buyer

Type: Townhouse

Year Built : 1998

Taxes: \$398 PM (2026)

Possession: December 15th, 2026

ABOUT

Located in the Middle Springs neighborhood, this well maintained end-unit townhouse offers a comfortable home setting with access to nearby walking trails, natural surroundings, and recreational amenities.

The main level features an inviting open concept kitchen, dining and living area, highlighted by hardwood flooring and a gas fireplace. A rear deck extends the living space outdoors, while the front entry includes a convenient half bath and storage cupboards.

Upstairs, the home offers three bedrooms, including a spacious primary bedroom with a three piece ensuite bathroom and walk-in closet. A second three piece bathroom serves the two additional bedrooms.

The lower level includes storage areas, along with access to the self contained, one-bedroom legal suite. The bright suite has its own exterior entrance, patio area, an open kitchen and living space, a three piece bathroom, and separate laundry facilities.

Additional features include an attached double garage, driveway parking, a laundry area, outdoor patio and deck spaces, and spacious yard.

Style	Townhouse
Legal Suite	Yes
Exterior	Wood/Stucco
Roof	Asphalt/Shingles
Construction	Wood Frame
Foundation	Concrete Poured
Parking	Double Garage & Driveway
Heat/Air	Forced Air/ Basement Slab
Fuel	Natural Gas
Fireplace	Gas
Water	Municipal
Sewer	Municipal
Legal	Unit 8 Plan 9812016

SALE INCLUSIONS

Kitchen: Fridge (2026) , dishwasher (2024), oven, hoodfan.
Utility: Washer, dryer.
Legal Suite: Fridge, stove, hood fan, washer, dryer.

UPDATES

Full roof replacement (2016)
Deck board replacement (2016)
Hot water heater and in-floor hot water heater replacement (2025)
Driveway spot repairs and surface levelling (2024)



BANFF HOUSING CORPORATION

115 Middle Springs Drive

2177 sq. ft. 3 bedroom, 2.5 bathroom + legal suite.



End unit townhouse in Middle Springs featuring a self contained legal suite.

Highlights

- Open-concept main floor with kitchen, living, and dining area.
- Large windows for natural light leading out to a well situated deck.
- Double garage 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 , three piece bathroom, 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 room with high ceilings.
- Large windows and a deck opening from the living room.
- Spacious entryway with storage closet and two piece bathroom.
- Ample outdoor space including patio and yard.

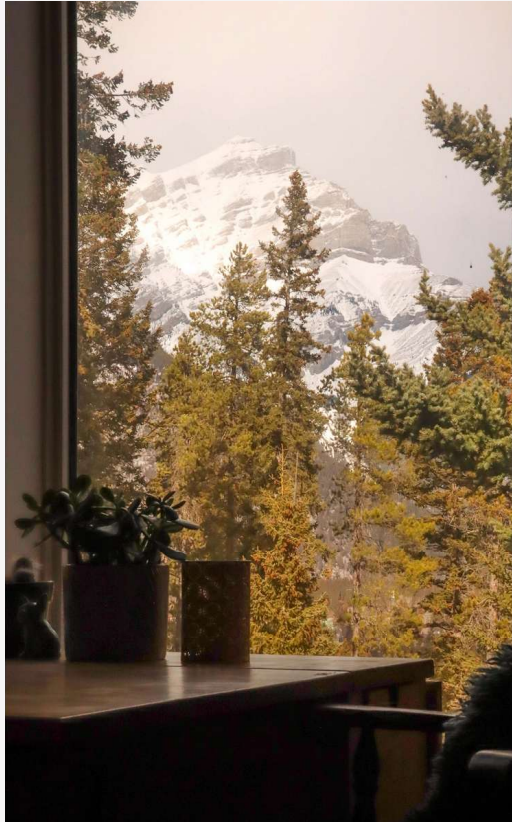
Upper Level

- Primary bedroom with walk-in closet and three piece ensuite bathroom.
- Second and third bedrooms both featuring fitted closets.
- Three piece bathroom and linen cupboard.



Legal Suite

- Legal suite with a private entrance.
- Bright, open concept living and kitchen area, including a full kitchen equipped with stove, fridge, and hood fan.
- Separate bedroom with closet.
- Dedicated three piece bathroom and private laundry.



Other

- Full roof replacement (2016)
- Deck board replacement (2016)
- Hot water heater and in-floor hot water heater replacement (2025)
- Driveway spot repairs and surface levelling (2024)

Fees & Utilities

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

- Gas/electrical - \$250 monthly est.
- Sewer/water - \$110 monthly est.
- Property taxes - \$398 monthly (2026).



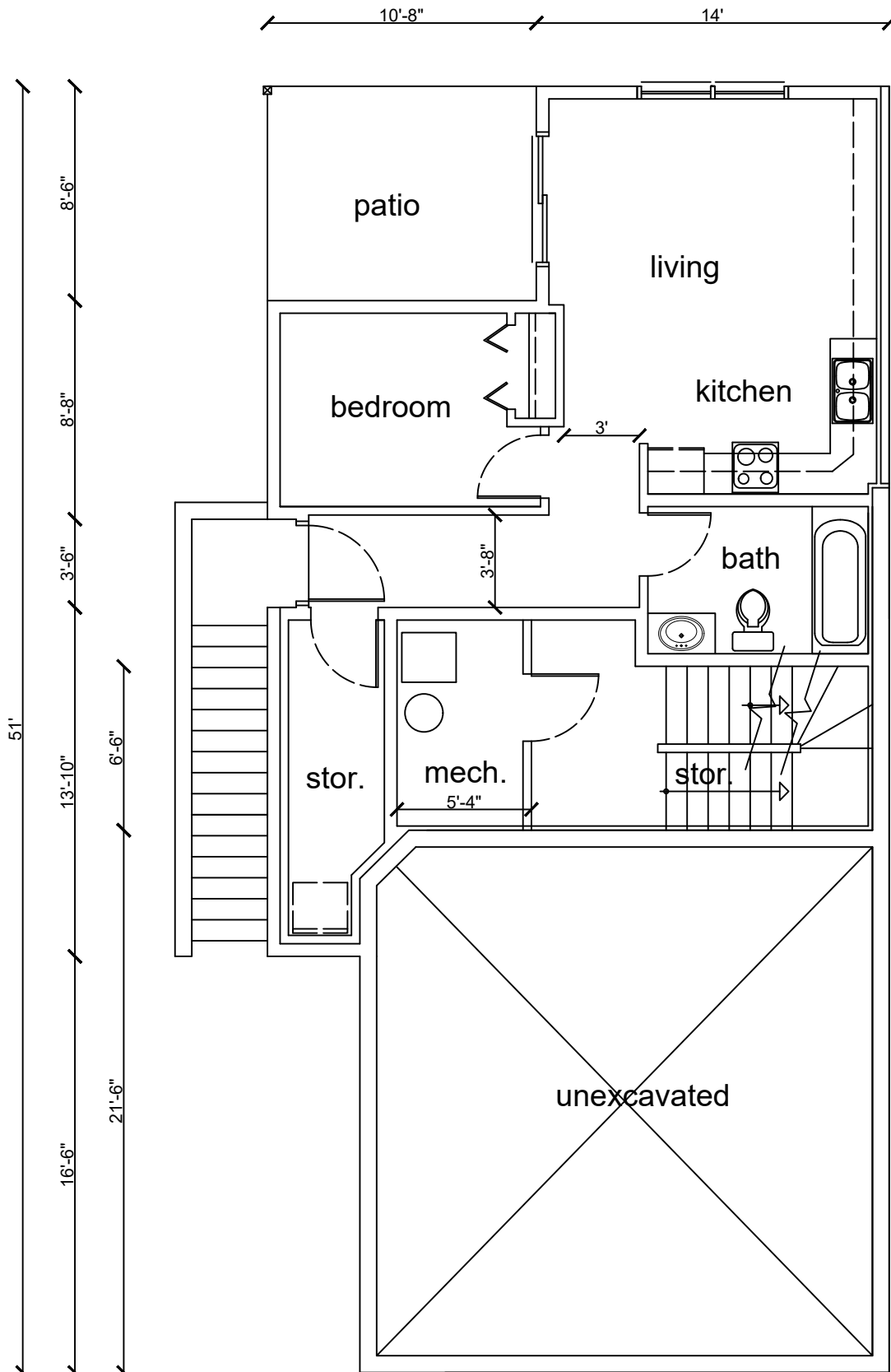
Condo Association

Volunteer Board

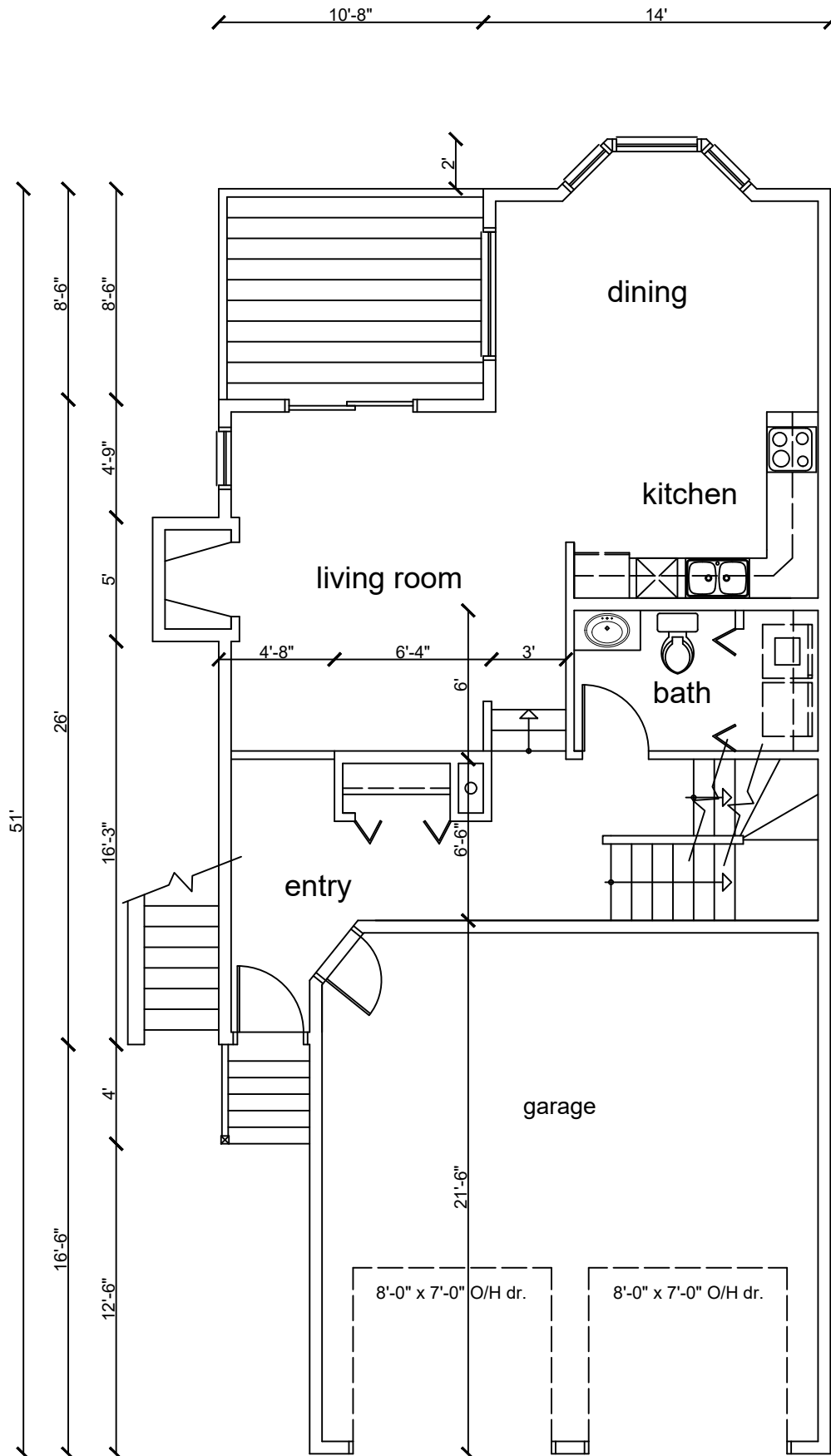
Condo Fees - \$405 per month

Fee Inclusions

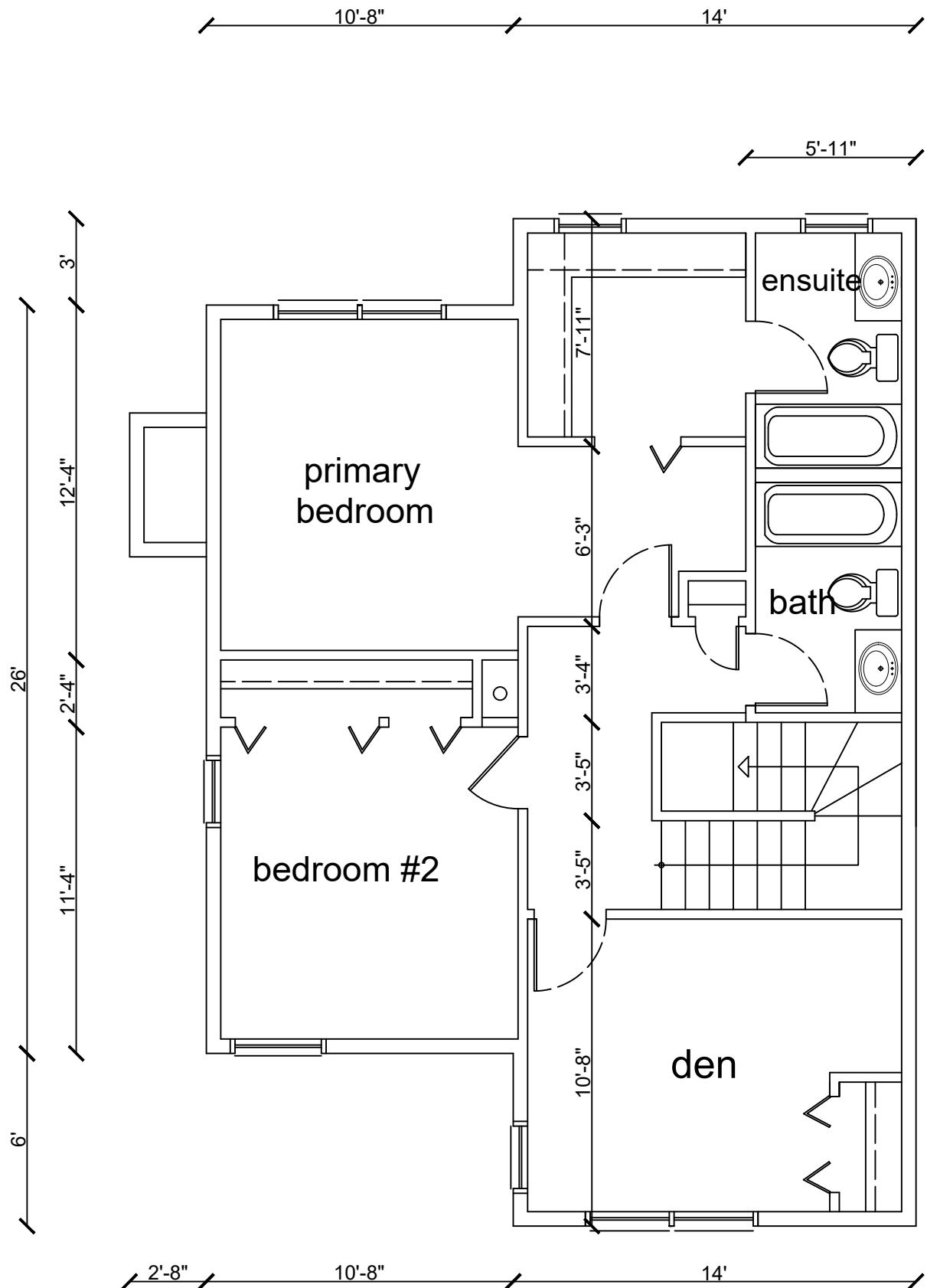
- Snow removal, yard work, exterior painting, driveway repairs, roof, and insurance for exteriors.
- Common property including decks, yards, and road upkeep.



Basement Plan



Main Level Plan



Upper Level Plan