# \$1,948,500 - 1621 1st Avenue, Canmore

MLS® #A2257145

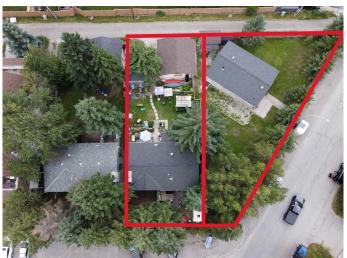
## \$1,948,500

3 Bedroom, 3.00 Bathroom, 1,114 sqft Residential on 0.15 Acres

Teepee Town, Canmore, Alberta

This prime 14,403 sq ft development site sits on 2 lots at the west end of the rezoned residential area of TeePee town. Permitted uses include Apartment, townhouse and stacked townhouse. Maximum height could be 12 meters with a potential for 60% site coverage. Presently there are 2 well kept homes and double car garage generating rental income. This site is on the corner of 17th Street and 1st Ave (and alley behind) allowing for the potential for extra windows, views and light as well as more flexibility for design and access. A prime opportunity. Both properties must be purchased together 1621 1st Ave MLS A2257145 and 228, 17th Street MLS A2257143







## **Essential Information**

MLS® # A2257145

Price \$1,948,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,114

Acres 0.15

Type Residential

Sub-Type Detached

Style Bungalow Status Active

## **Community Information**

Address 1621 1st Avenue

Subdivision Teepee Town

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W1M7

### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Off Street

# of Garages 2

## Interior

Interior Features Separate Entrance, Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Lawn, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 17th, 2025

Days on Market 46

Zoning TPT-CR

## **Listing Details**

Listing Office ROYAL LEPAGE SOLUTIONS

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