



**GRASSROOTS**  
REALTY GROUP

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1306 1 Avenue  
Canmore, Alberta

MLS # A2239732



**\$1,450,000**

Division:	Teepee Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,209 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Irregular Lot, Lawn		

Heating:	In Floor, Forced Air, Hot Water
Floors:	Carpet, Ceramic Tile, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, Pantry, Storage, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TPT-CR
Utilities:	-

**Inclusions:** 2ND REFRIGERATOR

Attention Investors & Dream-Home Seekers! An incredible opportunity in prime Teepee Town awaits! This stunning bilevel house sits on a spacious 4,326 sq ft lot zoned TPT-CR, offering exceptional multi-residential development potential including duplexes, triplexes, fourplexes, townhouses, stacked townhomes, accessory suites, and more &mdash; all subject to city approval. Enjoy an open-concept main floor with a cozy fireplace, modern kitchen, and breathtaking 360&deg; mountain views. The separate-entry illegal basement suite boasts high ceilings, heated floors, and abundant natural light &mdash; ideal for rental income or guests. Currently rented for \$5,500/month, this house delivers immediate cash flow while offering outstanding future redevelopment possibilities. The zoning also supports a variety of discretionary uses including B&Bs, care facilities, cultural spaces, daycare centers, and public buildings (subject to city approval). Located just a short walk from downtown, restaurants, parks, and all amenities, this rare house perfectly combines charm, income, and tremendous investment upside. Don&rsquo;t miss out on this exceptional chance to invest and grow in Teepee Town!