



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 (57 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	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	TPT-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Pantry, Storage, Wet Bar		

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 — all subject to city approval. Enjoy an open-concept main floor with a cozy fireplace, modern kitchen, and breathtaking 360° mountain views. The separate-entry illegal basement suite boasts high ceilings, heated floors, and abundant natural light — 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’t miss out on this exceptional chance to invest and grow in Teepee Town!