



1621 1st Avenue
Canmore, Alberta

MLS # A2257145



\$1,948,500

Division: Teepee Town

Type: Residential/House

Style: Bungalow

Size: 1,114 sq.ft. **Age:** -

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached, Off Street

Lot Size: 0.15 Acre

Lot Feat: Back Yard, Lawn, Low Maintenance Landscape, Street Lighting

Heating: Forced Air

Water: -

Floors: Carpet

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: TPT-CR

Foundation: Poured Concrete

Utilities: -

Features: Separate Entrance, Storage

Inclusions: 2nd stove, 2nd fridge, 2nd washer, 2nd dryer

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