



**1405 & 1409 Mountain Avenue
Canmore, Alberta**

MLS # A2295117



\$3,700,000

Division:	Teepee Town		
Type:	Commercial/Multi Family		
Style:	-		
Size:	2,054 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.36 Acre		
Lot Feat:	-		

Heating:	Forced Air	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	TPT-CR - Medium Density
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: All appliances, All window coverings

Rare redevelopment opportunity in the core of Canmore at 1405 & 1409 Mountain Avenue. This exceptional offering spans over 15,700 sqft across three parcels in the Teepee Town Medium Density district, allowing for a range of development options including townhomes, stacked townhomes, or low-rise apartment buildings. Ideally located within walking distance to Main Street, commercial amenities, trail networks, and the Canmore Hospital, this site sits in an area undergoing significant redevelopment and long-term growth. Two existing homes provide strong holding income, currently generating over \$12,000 per month in long-term rental revenue, offering stability while advancing plans. The current owner has completed building drawings and marketing materials for a stacked townhouse development, providing a valuable head start for future redevelopment. With the Town of Canmore advancing Land Use Bylaw updates anticipated in 2027, this is a strategic opportunity to secure a large, centrally located parcel with both immediate income and long-term development upside.