

\$1,450,000 - 1306 1 Avenue, Canmore

MLS® #A2239732

\$1,450,000

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Single Family on 0.10 Acres

Teepee Town, Canmore, Alberta

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 â€” all subject to city approval. Enjoy an open-concept main floor with a cozy fireplace, modern kitchen, and breathtaking 360Â° mountain views. The separate-entry illegal basement suite boasts high ceilings, heated floors, and abundant natural light â€” 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. Donâ€™t miss out on this exceptional chance to invest and grow in Teepee Town! (id:6289)

Built in 1968

Essential Information

Listing # A2239732



Price	\$1,450,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,209
Acres	0.10
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1306 1 Avenue
Subdivision	Teepee Town
City	Canmore
Province	Alberta
Postal Code	T1W1M4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Wet bar, No Animal Home
Parking Spaces	4
Parking	Other

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Washer & Dryer
Heating	Forced air, Hot Water, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Stucco, Vinyl siding
Exterior Features	Garden Area, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bravo Realty
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