

# \$1,948,500 - 228 17th Street, Canmore

MLS® #A2257143

**\$1,948,500**

2 Bedroom, 2.00 Bathroom, 1,064 sqft

Single Family on 0.18 Acres

Teepee Town, Canmore, Alberta

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 (id:6289)



## Essential Information

Listing #	A2257143
Price	\$1,948,500
Bedrooms	2
Bathrooms	2.00
Square Footage	1,064
Acres	0.18
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	228 17th Street
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Subdivision	Teepee Town
City	Canmore
Province	Alberta
Postal Code	T1W1Y8

### Amenities

Amenities	Playground, Schools, Shopping
Parking	None

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

### Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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