

\$1,948,500 - 1621 1st Avenue, Canmore

MLS® #A2257145

\$1,948,500

3 Bedroom, 3.00 Bathroom, 1,114 sqft

Single Family on 0.15 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 #	A2257145
Price	\$1,948,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,114
Acres	0.15
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1621 1st Avenue
Subdivision	Teepee Town
City	Canmore
Province	Alberta
Postal Code	T1W1M7

Amenities

Amenities	Playground, Schools, Shopping
Parking Spaces	4
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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