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

MLS® #A2257145

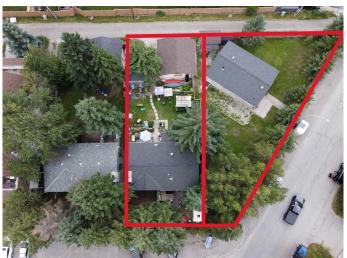
\$1,948,500

3 Bedroom, 3.00 Bathroom, 1,114 sqft Residential 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







Essential Information

MLS® # A2257145

Price \$1,948,500

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,114

Acres 0.15

Type Residential

Sub-Type Detached

Style Bungalow Status Active

Community Information

Address 1621 1st Avenue

Subdivision Teepee Town

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta Postal Code T1W1M7

Amenities

Parking Spaces 4

Parking Double Garage Detached, Off Street

of Garages 2

Interior

Interior Features Separate Entrance, Storage

Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings **Appliances**

Forced Air Heating

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Finished, Full Basement

Exterior

Exterior Features Balcony

Back Yard, Lawn, Low Maintenance Landscape, Street Lighting Lot Description

Roof Asphalt Shingle Wood Frame Construction

Poured Concrete Foundation

Additional Information

Date Listed September 17th, 2025

Days on Market 48

Zoning TPT-CR

Listing Details

Listing Office **ROYAL LEPAGE SOLUTIONS**

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