

# \$995,000 - 101, 1200 2nd Avenue, Canmore

MLS® #A2262962

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Teepee Town, Canmore, Alberta

Step inside and you'll immediately understand what makes this space special. Floor-to-ceiling windows flood the interior with natural light while framing panoramic views of Canmore's most iconic peaks. Not just mountains in the background – but part of your daily business landscape, creating an atmosphere that customers will want to experience again and again. The sun soaked patio offers space for more tables to sit and enjoy the surroundings. Maximum exposure facing Bow Valley Trail, one of Canmore's busiest thoroughfares. This location sees constant foot and vehicle traffic from locals and visitors alike. Surrounded by hotels and multiple vacation rentals directly in the complex and surrounding, and right next to the hospital in a neighbourhood experiencing genuine revitalization. New development and investment is breathing fresh life into this area making it one of Canmore's most desired communities for commercial investment. Only minutes to the grocery stores, trails, elevation place and downtown, ensuring maximum visibility and year round traffic.

Designed by the award-winning Sturgess Architecture, the contemporary design follows the silhouette of the surrounding mountain peaks. The geothermal heating system means lower operating costs and a smaller environmental footprint – practical benefits that align with green values and your bottom line.

The space lends itself beautifully to a café, restaurant, or any food and beverage concept,



though the possibilities extend far beyond that with multiple approved and discretionary uses. With these views and this prime location, you're limited only by imagination. See Land Use By Law and TeePee Town ARP in documents.

Built in 2023

### Essential Information

MLS® #	A2262962
Price	\$995,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	101, 1200 2nd Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1N1

### Amenities

Parking Spaces	1
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### Additional Information

Date Listed	October 7th, 2025
Days on Market	23
Zoning	TPT-CR Area "C"

### Listing Details

Listing Office	Sotheby's International Realty Canada
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