

# \$459,000 - 22720/22718 8 Avenue, Hillcrest

MLS® #A2263936

**\$459,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Hillcrest, Alberta

Discover a unique commercial property in the heart of Hillcrest, perfect for entrepreneurs, investors, or those seeking a live-work lifestyle. This versatile property features a spacious storefront with a large front door, ideal for use as a garage, workshop, or adaptable business space, ready for your creative vision—whether it's retail, a studio, or a service-based venture. On the same property is a residential trailer on a solid basement foundation, offering 2 bedrooms upstairs and a partially finished basement with room to add a third bedroom. The sale includes an adjacent commercial lot, providing ample space for parking, expansion, or outdoor use. Located in Hillcrest, this property offers access to expansive trail systems leading to Castle Provincial Park, with new bylaws allowing ATV or snowmobile rides directly from the property to out-of-town trails. Close to multiple ski hills, Waterton, Fernie, and more, this is a rare opportunity to blend commercial opportunity, residential comfort, and outdoor adventure in one dynamic package.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263936  |
| Price     | \$459,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |

|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22720/22718 8 Avenue |
| Subdivision | NONE                 |
| City        | Hillcrest            |
| County      | Crowsnest Pass       |
| Province    | Alberta              |
| Postal Code | T0K1E0               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 25                 |
| Zoning         | C!                 |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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