

# \$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                                          |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Wood Burning                                                        |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Balcony                                                     |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame                                                  |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 25                   |
| Zoning         | TPT-CR               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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