



**GRASSROOTS**  
REALTY GROUP

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**1621 1st Avenue  
Canmore, Alberta**

**MLS # A2257145**



**\$1,948,500**

|                  |                                                             |               |                 |
|------------------|-------------------------------------------------------------|---------------|-----------------|
| <b>Division:</b> | Teepee Town                                                 |               |                 |
| <b>Type:</b>     | Residential/House                                           |               |                 |
| <b>Style:</b>    | Bungalow                                                    |               |                 |
| <b>Size:</b>     | 1,114 sq.ft.                                                | <b>Age:</b>   | -               |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 2 full / 1 half |
| <b>Garage:</b>   | Double Garage Detached, Off Street                          |               |                 |
| <b>Lot Size:</b> | 0.15 Acre                                                   |               |                 |
| <b>Lot Feat:</b> | Back Yard, Lawn, Low Maintenance Landscape, Street Lighting |               |                 |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                 | <b>Zoning:</b>    | TPT-CR |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Separate Entrance, Storage |                   |        |

**Inclusions:** 2nd stove, 2nd fridge, 2nd washer, 2nd dryer

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. 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