



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1306 1st Avenue
Canmore, Alberta**

MLS # A2332992



\$1,399,000

Division:	Bow Valley Trail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,209 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Irregular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TPT-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage		

Inclusions: N/A

Prime redevelopment opportunity in Canmore! Zoned TPT-CR (Teepee Town Comprehensive Redevelopment District), this 4,326 sq ft valley-floor lot opens the door to duplex dwellings, townhouses, stacked townhouses, and accessory dwelling units — all permitted uses, subject to city approval. Discretionary uses expand the possibilities further, including care facilities, common amenity housing, daycare centres, cultural establishments, and home occupations (Class 2), all subject to city approval. Developers and investors: land like this, steps from downtown Canmore, rarely comes available. While you plan, the property pays — this well-kept bungalow is currently tenanted at \$5,500 per month, offering solid holding income from day one. Separate entrances serve the main floor and the developed basement suite, giving the home flexible rental configurations. Upstairs, an open-concept layout ties the kitchen and dining area into a comfortable living room centred on a fireplace with built-in shelving, framed by mountain views, with two bedrooms and a 4-piece bath rounding out the main level. The lower level impresses with high ceilings, in-slab heated floors, and oversized windows, plus a family room with wet bar, two more bedrooms, a second 4-piece bath, and dedicated laundry. Outside, enjoy a large entertaining deck with built-in kitchen, fenced yard, mature trees, gardens, and a sunny sunroom off the mudroom. Walk to everything — downtown restaurants and cafés, parks, the rec centre, hospital, and groceries are all minutes away. Hold, rent, or build: this is Canmore opportunity at its best.