# \$1,750,000 - 117 15 Street, Canmore

MLS® #A2193389

## \$1,750,000

4 Bedroom, 3.00 Bathroom, 1,047 sqft Residential on 0.15 Acres

Teepee Town, Canmore, Alberta

Seize this rare opportunity to invest in a prime redevelopment site in the heart of Teepee Town, one of Canmore's most dynamic and evolving neighborhoods. Situated on a 6,600 sq. ft. lot, this property is zoned TPT-CR-B, allowing for multi-unit residential development, including apartment buildings, stacked townhouses, or townhouses. With its strategic location and flexible zoning, this site presents an exceptional opportunity for investors and developers looking to capitalize on Canmore's growing demand for housing.

The existing two-story home features a two-bedroom main floor and a two-bedroom illegal suite on the lower level, offering strong rental income potential while planning your redevelopment. A shop and shed are also included on the property, providing additional storage or workspace. This lot is part of a unique opportunity to purchase adjacent properties, allowing for an even larger-scale project.

Teepee Town is undergoing significant transformation, making this an ideal location for a new residential development. The property is within walking distance of downtown Canmore, trails, and essential amenities, adding to its long-term appeal. Whether you choose to rent and hold or redevelop right away, this site offers outstanding potential in one of Canmore's





most sought-after redevelopment zones.

Asking Price: \$1,750,000. Contact us today for

more details on this exciting investment opportunity. This property is listed by Commercial Real Estate Services, please contact Shawn Biggings for more information.

#### **Essential Information**

MLS® # A2193389 Price \$1,750,000

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 1,047 Acres 0.15

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 117 15 Street
Subdivision Teepee Town

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code t1w 1m1

### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Laminate Counters

Appliances Dishwasher, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Living Room, Wood Burning

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Level

Roof Asphalt Shingle

Construction Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed February 8th, 2025

Days on Market 263

Zoning TPT-CR-B

# **Listing Details**

Listing Office RE/MAX Alpine Realty



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