



1306 1 Avenue , Canmore, Alberta - \$1,450,000



Main Photo

Property Description

Attention Investors & Dream-Home Seekers!

An incredible opportunity in prime Teepee Town awaits! This stunning bilevel house sits on a spacious 4,326 sq ft lot zoned TPT-CR, offering exceptional multi-residential development potential including duplexes, triplexes, fourplexes, townhouses, stacked townhomes, accessory suites, and more — all subject to city approval.

Enjoy an open-concept main floor with a cozy fireplace, modern kitchen, and breathtaking 360° mountain views. The separate-entry illegal basement suite boasts high ceilings, heated floors, and abundant natural light — ideal for rental income or guests.

Currently rented for \$5,500/month, this house delivers immediate cash flow while offering outstanding future redevelopment possibilities.

The zoning also supports a variety of discretionary uses including B&Bs, care facilities, cultural spaces, daycare centers, and public buildings (subject to city approval).

Located just a short walk from downtown, restaurants, parks, and all amenities, this rare house perfectly combines charm, income, and tremendous investment upside.

Don't miss out on this exceptional chance to invest and grow in Teepee Town!

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