



# 1306 1st Avenue Canmore Alberta

\$1,499,900

Attention investors, developers, and those seeking a stunning bungalow to call home! This exceptional property offers not only immediate comfort, aptly named your dream home, but also incredible future potential for redevelopment into a duplex, fourplex, or more, pending city approval. Boasting a spectacular 360-degree mountain view, this home sits on a spacious 4,326 sq ft lot, blending charm, function, and opportunity. Currently rented and generating a rental income of \$5,200 per month, this property provides immediate financial returns while offering future potential. As you enter, a welcoming front yard and deck greet you, with wide stairs leading to the front door. Step inside to a mudroom perfect for shoe racks and jackets. The home offers privacy with separate doors for the main level and the illegal basement. The main level is bright and airy, featuring an open-concept living area that seamlessly connects to a beautiful kitchen and dining area. The living space is enhanced by a cozy fireplace framed with built-in shelving and offers stunning mountain views from almost every angle. The master bedroom, an additional bedroom, and a well-appointed 4-piece bathroom complete the floor. A back door leads to a spacious lawn where you can relax and enjoy uninterrupted mountain vistas. The developed illegal basement is a standout, boasting high ceilings, in-slab heated floors, and large windows that allow natural light to pour in. It includes a spacious family room with a built-in wet bar, two additional bedrooms, a second 4-piece bath, a full laundry room, and ample storage. The family room and bedrooms also feature mountain views, adding to the basement's appeal. Outside, a large deck with a built-in kitchen is perfect for entertaining while overlooking the expansive, fenced yard. Mature trees, a flower garden, and a fish pond create a peaceful outdoor sanctuary. Addit...

4pc Bathroom 8.67 Ft x 10.08 Ft

Bedroom 9.50 Ft x 12.83 Ft

Bedroom 14.92 Ft x 12.75 Ft

Laundry room 8.17 Ft x 11.33 Ft

Recreational, Games Room, REAL FORSO and the REALTOR logo

Furnace 6.17 Ft x 5.92 Ft

Bedroom 10.08 Ft x 11.08 Ft

Den 9.00 Ft x 11.58 Ft

Kitchen 15.08 Ft x 13.25 Ft

Living room 19.17 Ft x 17.08 Ft

Primary Bedroom 16.50 Ft x 16.50 Ft

Storage 4.85 Ft x 4.26 Ft

Listing Presented By:



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Century 21 Bravo Realty

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