



1621 1st Avenue Canmore Alberta

\$1,999,500

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 generating rental income. 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. Must be purchased with 228 17th Street A2132418 (id:6769)

- Kitchen 11.75 Ft x 13.42 Ft
- Living room 11.42 Ft x 16.83 Ft
- Bedroom 11.33 Ft x 13.33 Ft
- 5pc Bathroom 11.33 Ft x 6.08 Ft
- Laundry room 11.50 Ft x 10.33 Ft
- Other 7.67 Ft x 4.25 Ft
- Foyer 12.17 Ft x 4.08 Ft
- Living room 12.08 Ft x 16.08 Ft

- Dining room 12.17 Ft x 8.33 Ft
- Other 12.00 Ft x 19.92 Ft
- Kitchen 12.17 Ft x 8.67 Ft
- Primary Bedroom 12.08 Ft x 10.75 Ft
- 2pc Bathroom 4.67 Ft x 5.25 Ft
- Bedroom 9.67 Ft x 12.67 Ft
- 4pc Bathroom 6.92 Ft x 7.50 Ft
- Other 7.92 Ft x 4.67 Ft

Listing Presented By:



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ROYAL LEPAGE SOLUTIONS



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