



228 17th Street 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 1621 1st Ave MLS #A2132412 (id:6769)

Kitchen 15.58 Ft x 19.25 Ft
Living room 11.08 Ft x 13.33 Ft
Primary Bedroom 12.00 Ft x 10.33 Ft
3pc Bathroom 11.92 Ft x 4.08 Ft
Bedroom 10.67 Ft x 11.17 Ft

4pc Bathroom 11.08 Ft x 5.50 Ft
Den 9.75 Ft x 5.75 Ft
Other 11.00 Ft x 5.75 Ft
Other 5.17 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE SOLUTIONS



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