

**1221 1 Avenue
 Canmore, Alberta**

MLS # A2337553



\$1,790,000

Division:	Teepee Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	TPT-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet		

Inclusions: N/A

ATTENTION BUILDERS AND DEVELOPERS!! Prime Canmore development site in a desirable neighborhood of Canmore; this rare TEEPEE TOWN site has a rectangular shape and rear lane access, and it is in an established residential area, close to all amenities and walking distance to downtown. The location offers stunning mountain views. The zoning is R4/TPT-CR and the lot size is great for development at 613.16 square meters or 6,600 square feet. The home is a two bedroom bungalow with long term tenants who are currently on a month to month lease to facilitate the schedule of the future development.