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GRASSROOTS REALTY GROUP

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901 15 Street Canmore, Alberta

MLS # A2353381

$3,270,000

Division:	Lions Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Many Trees		

Heating:	Other	**Water:**	-
Floors:	Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R1
Foundation:	Slab	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

RARE DOUBLE LOT OPPORTUNITY ON A CORNER LOT IN THE HEART OF CANMORE! An exceptional opportunity to own two adjoining parcels at 901 & 905 15th Street, offering a unique combination of land value and an existing post-and-beam residence. Situated in an established Canmore neighbourhood, this property features a distinctive post-and-beam home that has never been occupied. The home has undergone final inspection; however, an occupancy permit has not been issued. The property consists of two separately assessed lots, with the Town of Canmore issuing two individual property tax bills. This rare double-lot offering presents an exciting opportunity for buyers looking to complete the existing residence, explore future possibilities, or secure a substantial landholding in one of Canmore’s desirable residential neighbourhoods. Any future development, subdivision, or redevelopment potential is subject to municipal approvals and applicable land use regulations. A unique opportunity to acquire a double parcel in Canmore.

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