780-518-7428
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228 17th Street
Canmore, Alberta

MLS # A2257143

$1,948,500

Division:	Teepee Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,064 sq.ft.	**Age:**	-
Beds:	2	**Baths:**	2
Garage:	None		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Linoleum, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	TPT-CR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: N/A

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. Both properties must be purchased together 1621 1st Ave MLS A2257145 and 228, 17th Street MLS A2257143

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