

# \$3,897,000 - 228 17th Street, Canmore

MLS® #A2257684

**\$3,897,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.33 Acres

Teepee Town, Canmore, Alberta

This prime 14,403 sq ft development site sits on 2 lots at the west end of the rezoned residential area of TeePee town. Both 228 17th Street and 1621 1st Avenue are included in this sale. 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.

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2257684    |
| Price     | \$3,897,000 |
| Bathrooms | 0.00        |
| Acres     | 0.33        |
| Type      | Commercial  |
| Sub-Type  | Mixed Use   |
| Status    | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 228 17th Street        |
| Subdivision | Teepee Town            |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |



Postal Code           T1W1Y8

### **Additional Information**

Date Listed           September 16th, 2025

Days on Market       35

Zoning                TPT-CR

### **Listing Details**

Listing Office         ROYAL LEPAGE SOLUTIONS

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