



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

117 15 Street
Canmore, Alberta

MLS # A2193389



\$1,750,000

Division:	Teepee Town		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,047 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Siding	Zoning:	TPT-CR-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Call Shawn

Seize this rare opportunity to invest in a prime redevelopment site in the heart of Teepee Town, one of Canmore's most dynamic and evolving neighborhoods. Situated on a 6,600 sq. ft. lot, this property is zoned TPT-CR-B, allowing for multi-unit residential development, including apartment buildings, stacked townhouses, or townhouses. With its strategic location and flexible zoning, this site presents an exceptional opportunity for investors and developers looking to capitalize on Canmore's growing demand for housing. The existing two-story home features a two-bedroom main floor and a two-bedroom illegal suite on the lower level, offering strong rental income potential while planning your redevelopment. A shop and shed are also included on the property, providing additional storage or workspace. This lot is part of a unique opportunity to purchase adjacent properties, allowing for an even larger-scale project. Teepee Town is undergoing significant transformation, making this an ideal location for a new residential development. The property is within walking distance of downtown Canmore, trails, and essential amenities, adding to its long-term appeal. Whether you choose to rent and hold or redevelop right away, this site offers outstanding potential in one of Canmore's most sought-after redevelopment zones. Asking Price: \$1,750,000. Contact us today for more details on this exciting investment opportunity. This property is listed by Commercial Real Estate Services, please contact Shawn Biggings for more information.