

\$1,450,000 - 1306 1 Avenue, Canmore

MLS® #A2239732

\$1,450,000

4 Bedroom, 2.00 Bathroom, 1,209 sqft
Residential on 0.10 Acres

Teepee Town, Canmore, Alberta

Attention Investors & Dream-Home Seekers!
An incredible opportunity in prime Teepee Town awaits! This stunning bilevel house sits on a spacious 4,326 sq ft lot zoned TPT-CR, offering exceptional multi-residential development potential including duplexes, triplexes, fourplexes, townhouses, stacked townhomes, accessory suites, and more â€” all subject to city approval.

Enjoy an open-concept main floor with a cozy fireplace, modern kitchen, and breathtaking 360Â° mountain views. The separate-entry illegal basement suite boasts high ceilings, heated floors, and abundant natural light â€” ideal for rental income or guests.

Currently rented for \$5,500/month, this house delivers immediate cash flow while offering outstanding future redevelopment possibilities. The zoning also supports a variety of discretionary uses including B&Bs, care facilities, cultural spaces, daycare centers, and public buildings (subject to city approval). Located just a short walk from downtown, restaurants, parks, and all amenities, this rare house perfectly combines charm, income, and tremendous investment upside.

Donâ€™t miss out on this exceptional chance to invest and grow in Teepee Town!



Built in 1968

Essential Information

MLS® # A2239732

Price	\$1,450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.10
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1306 1 Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1M4

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Kitchen Island, No Animal Home, Pantry, Storage, Wet Bar
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden, Irregular Lot, Lawn
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	63
Zoning	TPT-CR

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.