

# \$1,474,900 - 1306 1st Avenue, Canmore

MLS® #A2163298

**\$1,474,900**

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.10 Acres

Teepee Town, Canmore, Alberta

Attention investors, developers, and those seeking a stunning bungalow to call home! This exceptional property offers not only immediate comfort, aptly named your dream home, but also incredible future potential for redevelopment into a duplex, fourplex, or more, pending city approval. Boasting a spectacular 360-degree mountain view, this home sits on a spacious 4,326 sq ft lot, blending charm, function, and opportunity. Currently rented and generating a rental income of \$5,300 per month, this property provides immediate financial returns while offering future potential. As you enter, a welcoming front yard and deck greet you, with wide stairs leading to the front door. Step inside to a mudroom perfect for shoe racks and jackets. The home offers privacy with separate doors for the main level and the illegal basement. The main level is bright and airy, featuring an open-concept living area that seamlessly connects to a beautiful kitchen and dining area. The living space is enhanced by a cozy fireplace framed with built-in shelving and offers stunning mountain views from almost every angle. The master bedroom, an additional bedroom, and a well-appointed 4-piece bathroom complete the floor. A back door leads to a spacious lawn where you can relax and enjoy uninterrupted mountain vistas. The developed illegal basement is a standout, boasting high ceilings, in-slab heated floors, and large windows that allow natural light to



pour in. It includes a spacious family room with a built-in wet bar, two additional bedrooms, a second 4-piece bath, a full laundry room, and ample storage. The family room and bedrooms also feature mountain views, adding to the basementâ€™s appeal.

Outside, a large deck with a built-in kitchen is perfect for entertaining while overlooking the expansive, fenced yard. Mature trees, a flower garden, and a fish pond create a peaceful outdoor sanctuary. Additionally, a small sunroom attached to the mudroom offers a cozy spot to enjoy summer days with your family or friends.

This property is situated on the valley floor, ensuring ample sunlight and breathtaking 360° views from every angle. For those considering future development, the property is zoned under the TPT-CR Teepee Town Comprehensive Redevelopment District. This provides an exceptional opportunity for redevelopment, with permitted uses including accessory buildings, accessory dwelling units (attached or detached), duplex dwellings, home occupations (Class 1), open spaces, public utilities, townhouses, and stacked townhouses. Discretionary uses include bed and breakfast operations, care facilities, common amenity housing, cultural establishments, daycare centers, home occupations (Class 2), and public buildingsâ€”all subject to city approval.

**Great Location:** Located within walking distance of downtown, this home is perfectly positioned near many of the areaâ€™s most desirable amenities, including a wide variety of restaurants, parks, hotels, cafÃ©s, recreational centre, a hospital, grocery stores.

Built in 1959

## **Essential Information**

MLS® #

A2163298

Price	\$1,474,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	0.10
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	1306 1st 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	Forced Air, Hot Water, In Floor
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	September 5th, 2024
Days on Market	232
Zoning	TPT-CR

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.