(780) 532-3388 admin@approvedproperties.ca

## 228 17th Street Canmore, Alberta

MLS # A2257143



\$1,948,500

Division:	Teepee Town				
Type:	Residential/House	Э			
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				

Floors:Linoleum, WoodSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:NoneLLD:-Exterior:Wood FrameZoning:TPT-CRFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: None LLD: - Exterior: Wood Frame Zoning: TPT-CR	Floors:	Linoleum, Wood	Sewer:	-
Exterior: Wood Frame Zoning: TPT-CR	Roof:	Asphalt Shingle	Condo Fee:	-
<del>-</del>	Basement:	None	LLD:	-
Foundation: Poured Concrete Utilities: -	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