

\$1,634,900 - 121 15 Street, Canmore

MLS® #A2190600

\$1,634,900

3 Bedroom, 1.00 Bathroom, 2,120 sqft
Residential on 0.15 Acres

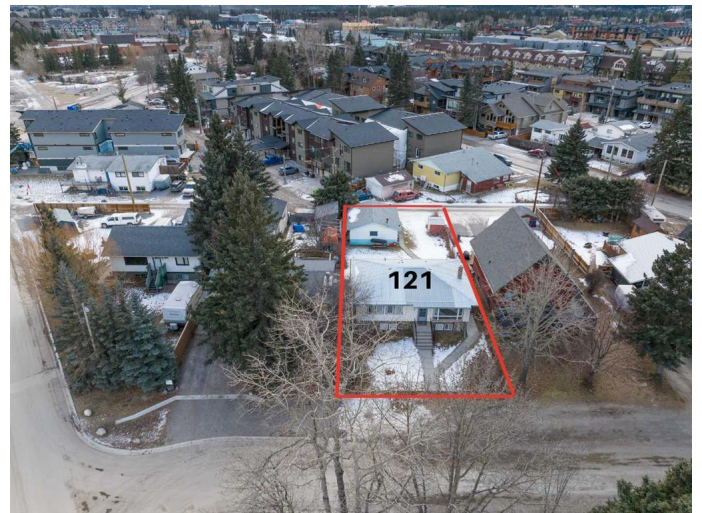
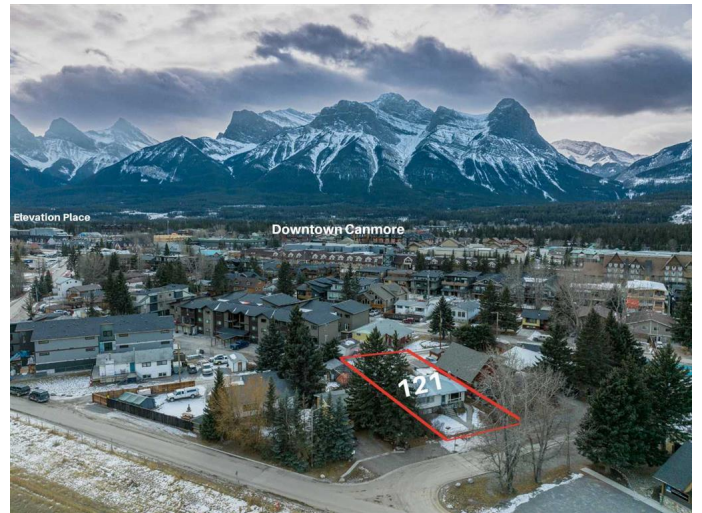
Bow Valley Trail, Canmore, Alberta

Premium Development Site -
Apartment-Zoned Land Available for Sale in
Canmore

Presenting a rare and exceptional opportunity to secure a 6,600 sq ft TPT-CR-B zoned lot, ideally located in Canmore's sought-after Teepee Town. This premium development site is primed for medium-density residential projects, offering a strategic advantage in Canmore's supply-constrained market.

Teepee Town is one of Canmore's most desirable communities for the construction of rental units, known for its incredible walkability and strong town support for redevelopment. This location not only provides a vibrant, connected living environment but also offers the rare opportunity to acquire the adjacent lot at 117 15th Street to maximize bedroom count, significantly enhancing construction economics through scale.

The TPT-CR-B zoning supports the development of apartments and townhouses. With the growing demand for workforce housing in Canmore, this is a prime site to capitalize on high rental rates and a steady need for housing solutions. Developers could also benefit from available CMHC financing programs for purpose-built rental developments, making this opportunity even more attractive.



The apartment-zoning is only available in a small section of TeePee Town, making it an unparalleled opportunity for the creation of a decent scale employee housing project that can meet the increasing demand in Canmore's rental market.

Don't miss out on this rare opportunity to make your mark in one of Alberta's most vibrant communities. Contact us today to explore this unique development site and learn more about its full potential!

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2190600 |
| Price | \$1,634,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 2,120 |
| Acres | 0.15 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 121 15 Street |
| Subdivision | Bow Valley Trail |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1M 1M1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------|
| Interior Features | Built-in Features |
| Appliances | Electric Stove, Refrigerator |
| Heating | Central, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 28th, 2025 |
| Days on Market | 62 |
| Zoning | R4 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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