

\$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

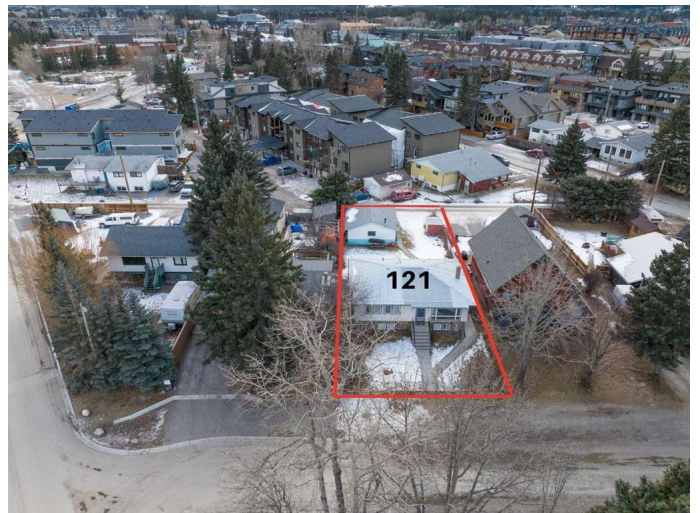
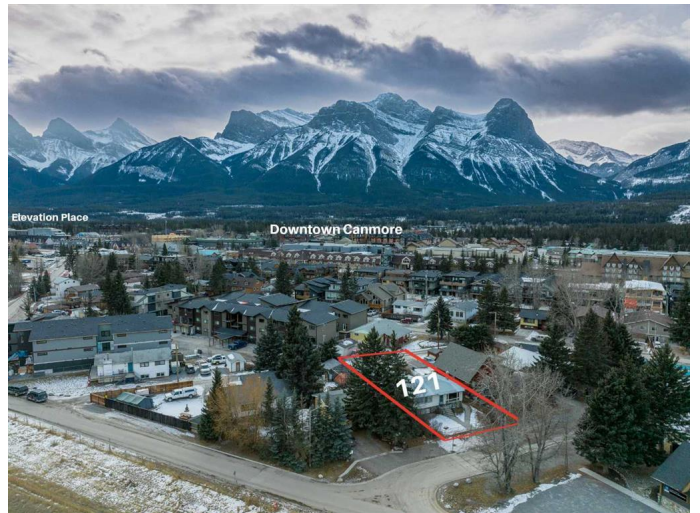
Bow Valley Trail, Canmore, Alberta

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	44
Zoning	R4

Listing Details

Listing Office	MaxWell Capital 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.