

\$3,897,000 - 228 17th Street, Canmore

MLS® #A2257684

\$3,897,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.33 Acres

Teepee Town, Canmore, Alberta

This prime 14,403 sq ft development site sits on 2 lots at the west end of the rezoned residential area of TeePee town. Both 228 17th Street and 1621 1st Avenue are included in this sale. 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.

Essential Information

MLS® #	A2257684
Price	\$3,897,000
Bathrooms	0.00
Acres	0.33
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	228 17th Street
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta



Postal Code T1W1Y8

Additional Information

Date Listed September 16th, 2025

Days on Market 5

Zoning TPT-CR

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

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