

**506 1st Street**  
**Canmore, Alberta**

**MLS # A2315584**



**\$1,750,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Treed, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

South Canmore home with great redevelopment potential. Prime redevelopment opportunity in an exceptional Canmore location, just steps from the Bow River, Main Street, and an extensive network of hiking and biking trails. This charming mountain retreat offers the flexibility to enjoy as a personal getaway, hold as an investment property with strong rental income potential, or plan and build your future dream home. Set on a beautiful lot with mature trees, the property presents endless possibilities in one of Canmore's most desirable and established neighbourhoods. A rare opportunity to secure a premium location with outstanding lifestyle and investment appeal.