

# \$1,845,000 - 18 Macdonald Place, Canmore

MLS® #A2236403

**\$1,845,000**

3 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 0.14 Acres

Hospital Hill, Canmore, Alberta

Outstanding redevelopment opportunity on one of the most sought-after streets in Canmore. High up on the knoll of Macdonald Place, with unparalleled views in all directions, an iconic lot awaits your inspiration. Walk the cul de sac and witness the incredible architecture of new homes in the area, making the most of the Rocky Mountain landscape. The corner lot orientation provides amazing options for windows and wide open views on three sides. A generous municipal setback in front and beside makes the setbacks appear larger, providing additional privacy. In summer, Ha Ling peak feels close enough to touch. Come winter, the warm morning sun hits the knoll early. Discover what locals have always known, this is the best location in town for views, sunlight, and quiet streets. The Nordic Centre trails are just a short jaunt away; and the forested trails lead you right to the iconic Engine Bridge, Bow River, and downtown. A rare chance to design your dream home in a treasured location. Please note: This property is being sold as a redevelopment opportunity, as-is/where-is/what-is. The Seller makes no representations nor warranties regarding any part of the land nor structures nor appliances thereon.

Built in 1975

## Essential Information



MLS® #	A2236403
Price	\$1,845,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	18 Macdonald Place
Subdivision	Hospital Hill
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2N1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Irregular Lot, Views, Sloped Down
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Block

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Alpine Realty
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