

# \$995,000 - 101, 1413 Mountain Avenue, Canmore

MLS® #A2214342

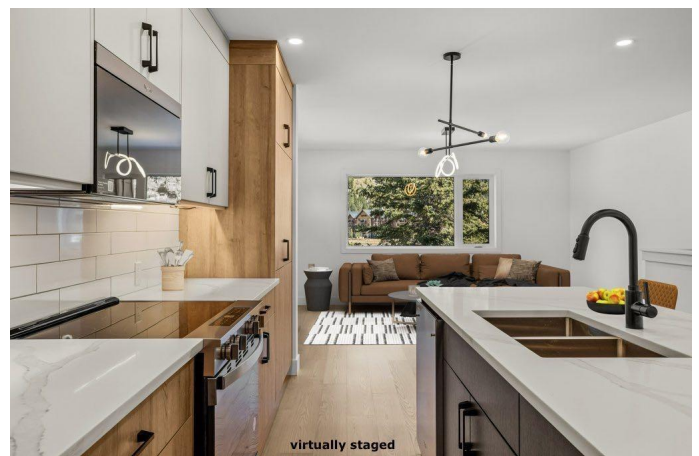
**\$995,000**

3 Bedroom, 3.00 Bathroom, 1,836 sqft  
Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

First time buyers ask your accountant about the proposed new GST rebates. Get to THE POINT on Mountain Ave “ where your work-from-home and play-near-home finds its happy place. Digital workers, entrepreneurs, content creators, professionals that \*need\* a quiet, separate space to work.... Finally, a thoughtfully crafted plan that includes a lockoff flex room with direct access to the outdoors. Office, studio, craft space, podcast den, wellness room...what will you use the flex room for? Featuring remarkably practical features like 2 primary suites plus 3rd bedroom/den in addition to the flex room. You won't have to sacrifice a bedroom for your office anymore. Located in Canmore's emerging downtown neighbourhood, with excellent access to shops, commuting, pathways. “ Shorten your drive through town, hop on the highway and get out to your adventure faster. When you get home, the cafes are a short jaunt, take the shortcut to the grocery stores just a few blocks away, and walk home from the pub after a well-earned beverage. Top notch finishing and New Home Warranty included, no expensive renovations to do, no updating required, just move in and enjoy everything brand new! List price = \$1,045,000 + applicable GST. “ Note: residential zoning, no short term rentals permitted.

Built in 2025



## Essential Information

MLS® #	A2214342
Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,836
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	101, 1413 Mountain Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1M3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Garage Control(s), Microwave Hood Fan, Range, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

**Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Corner Lot, Low Maintenance Landscape, Views, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Stone, Wood Siding
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	70
Zoning	Residential- mulifamily

**Listing Details**

Listing Office	RE/MAX Alpine Realty
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