

# \$796,824 - 106, 1717 Mountain Avenue, Canmore

MLS® #A2202438

**\$796,824**

1 Bedroom, 2.00 Bathroom, 612 sqft  
Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

This executive 1-bedroom + office, 2-bathroom ground-level unit at Golden Ridge is one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers southwestern mountain views, a dedicated office space, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202438    |
| Price          | \$796,824   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 612         |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 106, 1717 Mountain Avenue |
| Subdivision | Teepee Town               |
| City        | Canmore                   |
| County      | Bighorn No. 8, M.D. of    |
| Province    | Alberta                   |
| Postal Code | T2W 2W1                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Fitness Center, Parking, Spa/Hot Tub |
| Parking Spaces | 1                                    |
| Parking        | Parkade, Parking Pad, Stall          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting |
| Appliances        | Freezer, Range, Range Hood, Refrigerator, Washer/Dryer             |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Living Room  |
| # of Stories      | 4  |
| Basement          | None   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Lighting                |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 82               |
| Zoning         | BVT-G            |

### Listing Details

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