

# \$971,250 - 101, 1413 Mountain Avenue, Canmore

MLS® #A2214342

**\$971,250**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Working from Home and need separate space that's quiet and away from the family?

A ground-level lock-off flex room with direct outdoor access is perfect for someone who works from home, has business deliveries or needs space to store product.

Inside, the smart floor plan includes two spacious primary suites, plus a third bedroom or den, so you never have to choose between an office and a guest room again. Enjoy sweeping mountain views, high-quality finishes, and the peace of mind of a New Home Warranty â€” no renos, no updates, just unpack and hit the trails.

Located in Canmoreâ€™s emerging downtown neighbourhood, youâ€™ll enjoy quick access to shops, trails, and the highway â€” get to your weekend adventures faster. Walk to the cafÃ©, take the shortcut to the grocery store, or stroll home from the pub after a day in the mountains. This complex is BUILT GREEN certified which means you enjoy a healthier, more durable home with a lower environmental impact in your BUILT GREENÂ® home.

Note: residential zoning, no short term rentals permitted.

Built in 2025

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2214342      |
| Price          | \$971,250     |
| 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 | High Ceilings, Storage, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, 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   | Low Maintenance Landscape, Views, Corner Lot, Level |
| Roof              | Asphalt Shingle                                     |
| Construction      | Cement Fiber Board, Stone, Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete, Slab                               |

**Additional Information**

|                |                         |
|----------------|-------------------------|
| Date Listed    | April 24th, 2025        |
| Days on Market | 134                     |
| Zoning         | Residential- mulifamily |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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