

# \$1,044,750 - 104, 1413 Mountain Avenue, Canmore

MLS® #A2228604

**\$1,044,750**

3 Bedroom, 3.00 Bathroom, 1,896 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Ready to simplify, but not settle? This thoughtfully designed corner unit offers the perfect blend of comfort, functionality, and low-maintenance living. With two spacious primary suites, plus a third bedroom/den and a versatile flex room with private outdoor access, there's a room for guests, hobbies, and a quiet home office—without giving up the things you love.

Enjoy endless mountain views, quality finishes, and the peace of mind that comes with a brand-new home—no renovations, no surprises, just move in and enjoy.

Located in Canmore's growing downtown, you're steps from cafés, shops, and walking paths, with easy highway access for weekend getaways. Live close to everything you need, and leave the extra upkeep behind.

Smart, stylish, and perfectly right-sized for your next chapter.

Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2228604    |
| Price     | \$1,044,750 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,896         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104, 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, 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, Level, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                     |

|              |                                                    |
|--------------|----------------------------------------------------|
| Construction | Cement Fiber Board, Stone, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete, Slab                              |

**Additional Information**

|                |                         |
|----------------|-------------------------|
| Date Listed    | June 6th, 2025          |
| Days on Market | 59                      |
| Zoning         | Residential- mulifamily |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.