

# \$857,388 - 109, 1717a Mountain Avenue, Canmore

MLS® #A2235769

## \$857,388

1 Bedroom, 2.00 Bathroom, 692 sqft  
Residential on 0.01 Acres

Teepee Town, Canmore, Alberta

Welcome to this beautiful ,1-bedroom, 2-bathroom South facing corner unit with stunning mountain views featuring an oversized patio with 692qft of interior living space, situated on the ground-level at Golden Ridge, one of Canmore’s newest luxury developments. Thoughtfully designed with premium finishes, this unit offers Northeast mountain views, 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® #         | A2235769  |
| Price          | \$857,388 |
| Bedrooms       | 1         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 692       |
| Acres          | 0.01      |



|            |                   |
|------------|-------------------|
| Year Built | 2024              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 109, 1717a Mountain Avenue |
| Subdivision | Teepee Town                |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W 2W1                    |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Snow Removal, Spa/Hot Tub, Trash, Sauna |
| Parking Spaces | 1                                                                             |
| Parking        | Assigned, Off Street, Stall, Parking Lot, Plug-In                             |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Recreation Facilities                                                           |
| Appliances        | Dishwasher, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer |
| Heating           | Central, Electric, Fireplace(s), Natural Gas                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                            |
| # of Stories      | 4                                                                                                                                                                                                                                |

### Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 41              |
| Zoning         | BVT-G           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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