

# \$1,109,000 - 104, 1413 Mountain Avenue, Canmore

MLS® #A2228604

**\$1,109,000**

3 Bedroom, 3.00 Bathroom, 1,896 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

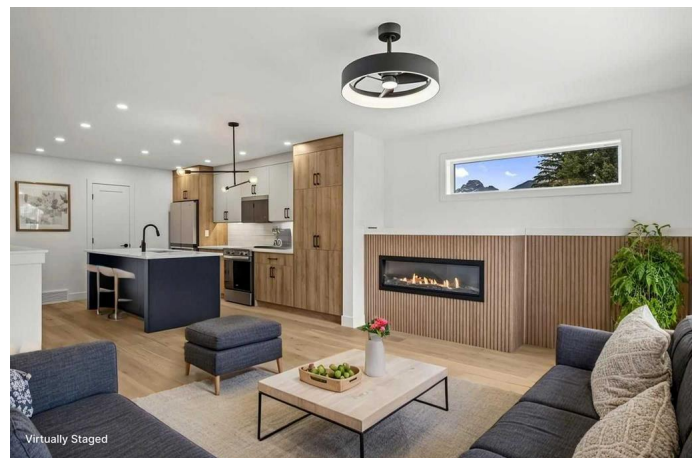
Get to THE POINT on Mountain Ave â€“ where your outdoor lifestyle finds its home. Been looking for a place where you don't need to sacrifice your garage space to work on your bikes and wax your skis? Finally, a thoughtfully crafted plan that includes a bright, heated, finished gear room/workshop behind the garage, with direct access to the outdoors. This unit has sunny SouthWest exposure and a full driveway apron for parking. Featuring remarkably practical features like 2 primary suites with flexible 3rd bedroom/office and the main living spaces on the top floor where the views are best! Located in Canmore's emerging downtown neighbourhood, with excellent access to shops, commuting, pathways. Â 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-earnedÂ beverage. Buyers choice for flooring in the bonus room behind the garage. Top notch finishing and New Home Warranty included! List price is 1,109,000 + applicable GST. Note: residential zoning, no short term rentals permitted

Built in 2025

## Essential Information

MLS® #

A2228604



Price	\$1,109,000
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	7
Zoning	Residential- mulifamily

**Listing Details**

Listing Office	RE/MAX Alpine Realty
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