

# \$943,950 - 101, 1413 Mountain Avenue, Canmore

MLS® #A2214342

**\$943,950**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Single Family 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 – no renos, no updates, just unpack and hit the trails. Located in Canmore's emerging downtown neighbourhood, you'll enjoy quick access to shops, trails, and the highway – get to your weekend adventures faster. Walk to the café, 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 GREEN® home. Note: residential zoning, no short term rentals permitted. (id:6289)



Built in 2025

## Essential Information

Listing #                    A2214342

Price                        \$943,950

Bedrooms                3

|                |                    |
|----------------|--------------------|
| Bathrooms      | 3.00               |
| Square Footage | 1,836              |
| Acres          | 0.00               |
| Year Built     | 2025               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 101, 1413 Mountain Avenue |
| Subdivision | Teepee Town               |
| City        | Canmore                   |
| Province    | Alberta                   |
| Postal Code | T1W1M3                    |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Features       | Closet Organizers, No Animal Home, No Smoking Home, Level |
| Parking Spaces | 2                                                         |
| Parking        | Attached Garage                                           |
| # of Garages   | 1                                                         |
| View           | View                                                      |

### Interior

|                 |                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave Range Hood Combo, Garage door opener |
| Heating         | Natural gas Forced air                                                                         |
| Cooling         | None                                                                                           |
| Fireplace       | Yes                                                                                            |
| # of Fireplaces | 1                                                                                              |
| # of Stories    | 3                                                                                              |

### Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Stone, Wood siding    |
| Construction | Wood frame            |
| Foundation   | Poured Concrete, Slab |

### Listing Details

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



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