

# \$995,400 - 101, 1413 Mountain Avenue, Canmore

MLS® #A2214342

**\$995,400**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Calling all mountain lovers with gear to spare – this home gets you. Whether you’ve got bikes, skis, paddleboards, or climbing racks, this brilliantly designed corner unit offers the space and layout your gear (and lifestyle) demands.

The standout? A ground-level lock-off flex room with direct outdoor access – perfect for storing and tuning your bikes, drying ski boots, or converting into a gear room, studio, or even a wellness retreat. Finally, a place where your outdoor equipment and work-from-home life can both thrive.

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 is the launchpad for your gear-filled, adventure-fueled life. Note: residential zoning,



no short term rentals permitted.

Built in 2025

### Essential Information

MLS® #	A2214342
Price	\$995,400
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	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, Refrigerator, Washer, Range
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	April 24th, 2025
Days on Market	99
Zoning	Residential- mulifamily

## Listing Details

Listing Office	RE/MAX Alpine Realty
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