

# \$996,450 - 104, 1413 Mountain Avenue, Canmore

MLS® #A2228604

**\$996,450**

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. BUILT GREEN GOLD certified which means you enjoy a healthier, more durable home with a lower environmental impact in your BUILT GREEN® home.

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

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Price	\$996,450
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	127
Zoning	Residential- multifamily

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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