

\$1,190,000 - 102, 1413 Mountain Avenue, Canmore

MLS® #A2214348

\$1,190,000

3 Bedroom, 4.00 Bathroom, 2,292 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

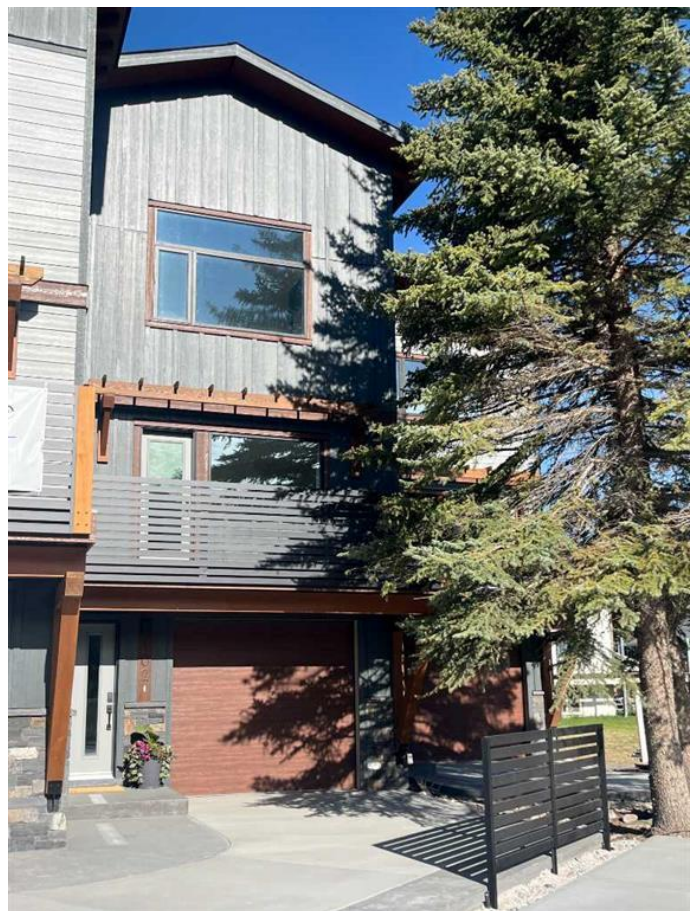
This property may be eligible for the new GST rebates - ask your advisor for details. Discover endless views at THE POINT on Mountain Ave! Welcome to a carefully curated new townhouse development in Canmore's newest up-and-coming neighbourhood. With exceptional walkability, endless views, and flexible layouts, these homes are designed to make the most of your mountain lifestyle. Over 2200 sq ft of living space provides three spacious bedrooms and four baths, a bonus family room with separate entrance, and practical garage space. When a developer really considers how spaces can be used, the result is a home that embraces the active pursuits of owners, guests, and families alike. Remarkably practical features include two primary suites, a flex bedroom/office space with its own deck, a guest/family room with its own wet bar and entrance, and very few shared walls. Discover the connectivity of living on the valley floor with easy access to walking and biking trails and excellent proximity to all downtown shops, services, and amenities. Top notch finishing and New Home Warranty included! List price = \$1,190,000 + GST. Note: residential zoning, no short term rentals permitted.

Built in 2025

Essential Information

MLS® #

A2214348



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|----------------|---------------|
| Price | \$1,190,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,292 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

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|-------------|---------------------------|
| Address | 102, 1413 Mountain Avenue |
| Subdivision | Teepee Town |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 1M3 |

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 | Bar Fridge, 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 | Level, Low Maintenance Landscaping |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stone, Vinyl Siding |
| Foundation | Poured Concrete, Slab |



Additional Information

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|----------------|-------------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 57 |
| Zoning | Residential Multifamily |

Listing Details

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

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