

\$1,089,000 - 103, 1413 Mountain Avenue, Canmore

MLS® #A2214359

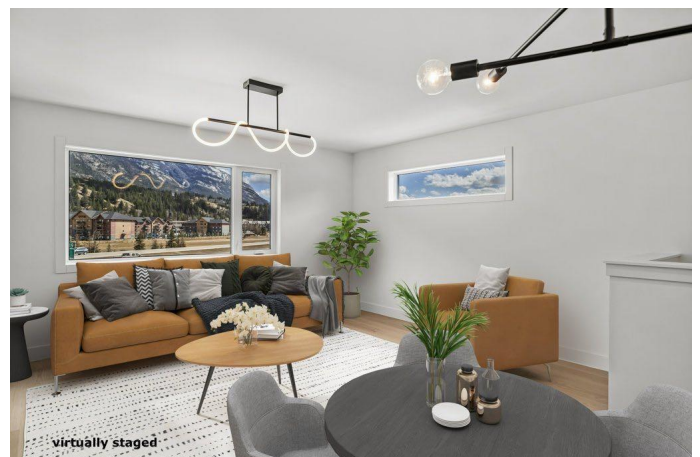
\$1,089,000

3 Bedroom, 3.00 Bathroom, 1,919 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

This property may be eligible for the proposed new GST rebates - ask your advisor for details! THE POINT on Mountain Ave, endless views await! This corner unit has sunny southeast exposure with the morning sun warming the deck. 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 1900 sq ft of living space provides three spacious bedrooms and three baths plus bonus room, 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 third bedroom/office space with its own deck, the bonus main level gear room/office/workshop with separate entrance to outside, (bike workshop? ski headquarters? home office? gym? artists studio? the options are endless), 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 = \$1,089,000 + GST. Note: residential zoning, no short term rentals permitted



Built in 2025

Essential Information

MLS® #	A2214359
Price	\$1,089,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,919
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	103, 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	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Gas 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	Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	April 24th, 2025
Days on Market	91
Zoning	Residential Multifamily

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.