# \$758,268 - 106, 1717 Mountain Avenue, Canmore

MLS® #A2202438

## \$758,268

1 Bedroom, 2.00 Bathroom, 612 sqft Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

This executive 1-bedroom + office, 2-bathroom ground-level unit at Golden Ridge is one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers southwestern mountain views, a dedicated office space, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.



#### **Essential Information**

MLS® # A2202438 Price \$758,268

Bedrooms 1

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 612

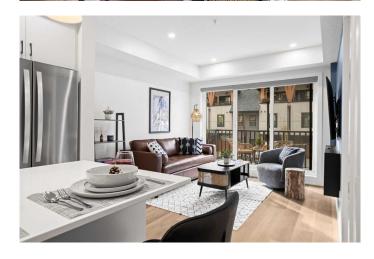
Acres 0.00

Year Built 2024

Type Residential Sub-Type Apartment







Style Single Level Unit

Status Active

# **Community Information**

Address 106, 1717 Mountain Avenue

Subdivision Teepee Town

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T2W 2W1

### **Amenities**

Amenities Fitness Center, Parking, Spa/Hot Tub

Parking Spaces 1

Parking Parkade, Parking Pad, Stall

## Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting

Appliances Freezer, Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Other
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

# of Stories 4

Basement None

### **Exterior**

Exterior Features Lighting

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 152
Zoning BVT-G

# **Listing Details**

# Listing Office ROYAL LEPAGE SOLUTIONS

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.