

# \$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



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

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	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Bar Fridge, Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Level, Low Maintenance Land
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone,
Foundation	Poured Concrete, Slab



**Additional Information**

Date Listed	April 24th, 2025
Days on Market	65
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.