

# \$995,400 - 101, 1413 Mountain Avenue, Canmore

MLS® #A2214342

**\$995,400**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Calling all mountain lovers with gear to spare – this home gets you. Whether you’ve got bikes, skis, paddleboards, or climbing racks, this brilliantly designed corner unit offers the space and layout your gear (and lifestyle) demands.

The standout? A ground-level lock-off flex room with direct outdoor access – perfect for storing and tuning your bikes, drying ski boots, or converting into a gear room, studio, or even a wellness retreat. Finally, a place where your outdoor equipment and work-from-home life can both thrive.

Inside, the smart floor plan includes two spacious primary suites, plus a third bedroom or den, so you never have to choose between an office and a guest room again. Enjoy sweeping mountain views, high-quality finishes, and the peace of mind of a New Home Warranty – no renos, no updates, just unpack and hit the trails.

Located in Canmore’s emerging downtown neighbourhood, you’ll enjoy quick access to shops, trails, and the highway – get to your weekend adventures faster. Walk to the café, take the shortcut to the grocery store, or stroll home from the pub after a day in the mountains. This complex is BUILT GREEN certified which means you enjoy a healthier, more durable home with a lower environmental impact in your BUILT



GREENÂ® home.

This is the launchpad for your gear-filled, adventure-fueled life. Note: residential zoning, no short term rentals permitted.

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2214342      |
| Price          | \$995,400     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,836         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 101, 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   | Level, Views, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Frame, Wood Siding, Cement Fiber Board, Stone  |
| Foundation        | Poured Concrete, Slab                               |

## Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | April 24th, 2025        |
| Days on Market | 121                     |
| Zoning         | Residential- mulifamily |

## Listing Details

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

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