

# \$1,363,950 - 102, 1413 Mountain Avenue, Canmore

MLS® #A2214348

**\$1,363,950**

3 Bedroom, 4.00 Bathroom, 2,292 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

THE POINT on Mountain Ave, where luxury meets function! 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! Note: residential zoning, no short term rentals permitted



Built in 2025

## Essential Information

MLS® #	A2214348
Price	\$1,363,950
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	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, 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
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Lot Description	Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	10
Zoning	Residential Multifamily

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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