

# \$1,023,750 - 106, 1413 Mountain Avenue, Canmore

MLS® #A2244401

**\$1,023,750**

3 Bedroom, 3.00 Bathroom, 1,856 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Welcome to your ideal haven in Canmore's newest up-and-coming neighbourhood. With over 1850 sq ft of thoughtfully planned living space, this home offers the perfect blend of functionality, comfort, and style for those who live life outside.

Bring your bikes, skis, paddleboards, and more—this home includes a practical garage built to handle your gear. Inside, you'll find 3 spacious bedrooms and 3 full baths—perfect for hosting friends, family, or adventure partners. A versatile flex space doubles as a guest room, gear room, or home office with a convenient separate entry.

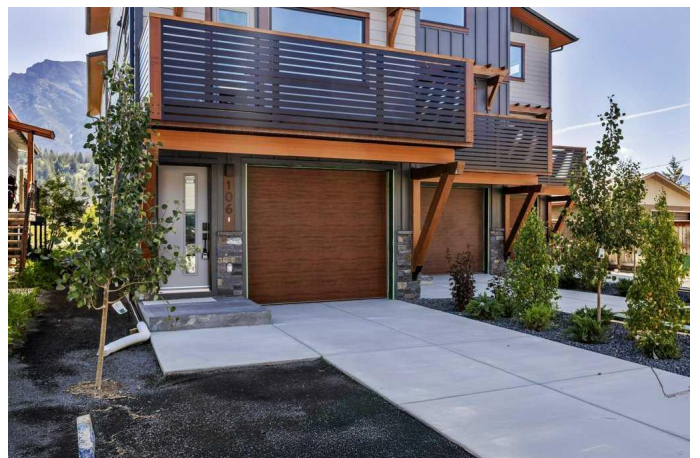
The layout minimizes shared walls and maximizes usable space. Step outside and you're immediately connected to the valley floor's extensive walking and biking trail network, with easy access to downtown Canmore's shops, caf s, and services.

Top-tier finishes and New Home Warranty make this a smart and stylish choice. (Residential zoning — no short-term rentals.)

Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2244401    |
| Price  | \$1,023,750 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,856         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 106, 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        | Alley Access, Insulated, 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 | Corner Lot, 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    | July 30th, 2025         |
| Days on Market | 5                       |
| Zoning         | Residential- mulifamily |

### **Listing Details**

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

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