

\$1,249,500 - 105, 1413 Mountain Avenue, Canmore

MLS® #A2270120

\$1,249,500

3 Bedroom, 4.00 Bathroom, 2,304 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Unit 105 – The Point on Mountain Avenue

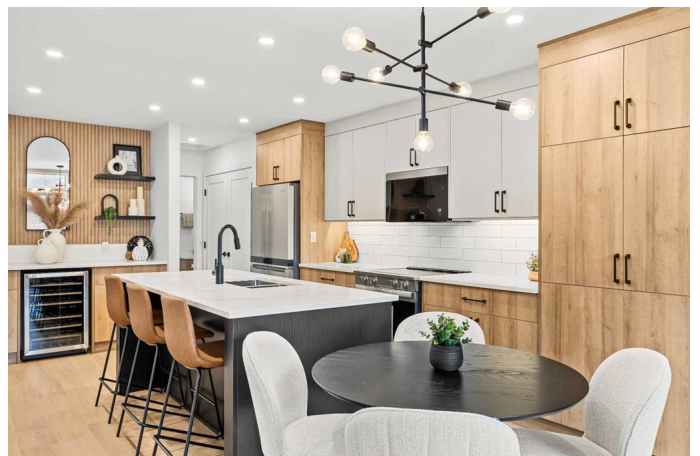
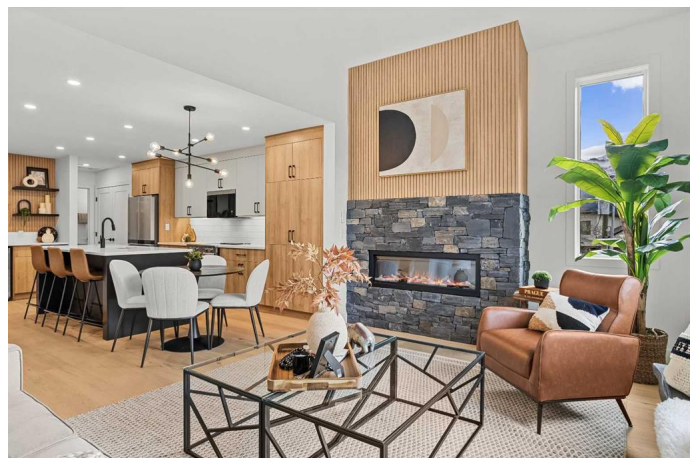
Welcome to a home designed for mountain living—sun-filled, stylish, and built for real life in the Rockies. This beautifully crafted 3-bedroom, 4-bathroom residence offers over 2,300 sq. ft. of inspired living space, framed by west-facing views of the Rundle Range that glow at sunset and brighten every room.

An open, vaulted living area sets the tone with a striking Rundle-stone fireplace, perfect for cozy evenings after a day on the trails. The spacious kitchen invites gathering and connection, complete with generous prep space and a dedicated coffee/wine bar to elevate mornings and unwind at night.

Thoughtful touches are everywhere: a large single garage for gear and adventure-ready storage, a huge laundry room, and Built Green Certification for year-round comfort and efficiency.

The versatile lower level expands how you live—ideal as a family hangout, private guest room, or work-from-home retreat—complete with a wet bar and separate entrance for true flexibility.

With residential zoning and the lowest price per square foot of any new construction in Canmore, this home delivers unbeatable value in a quiet, sought-after neighbourhood just minutes from trails, caf s, and the charm of



downtown.

Spacious, modern, and mountain-readyâ€”Unit 105 is where lifestyle meets smart investment. List price includes GST.

Built in 2025

Essential Information

MLS® #	A2270120
Price	\$1,249,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,304
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	105, 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, Driveway, Garage Door Opener, On Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	6
Zoning	Residential Multi

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.