

\$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 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, Kitchen Island, Open Floorplan, Quartz Counters, High Ceilings, No Animal Home, No Smoking Home, Storage |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Dryer, Microwave Hood Fan, Range, 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 | Low Maintenance Landscape, Corner Lot, Level, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Cement Fiber Board, Stone, Wood Siding |
| Foundation | Poured Concrete, Slab |

Additional Information

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|----------------|-------------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 117 |
| Zoning | Residential- mulifamily |

Listing Details

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

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