



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

101, 1413 Mountain Avenue  
Canmore, Alberta

MLS # A2214342



**\$943,950**

Division:	Teepee Town		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,836 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Level, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame, Wood Siding	Zoning:	Residential- mulifamily
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Working from Home and need separate space that's quiet and away from the family? A ground-level lock-off flex room with direct outdoor access is perfect for someone who works from home, has business deliveries or needs space to store product. 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 &mdash; 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 &mdash; get to your weekend adventures faster. Walk to the caf&eacute;, 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 GREEN&reg; home. Note: residential zoning, no short term rentals permitted.