



GRASSROOTS
REALTY GROUP

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**101, 1413 Mountain Avenue
Canmore, Alberta**

MLS # A2214342



\$995,000

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		

First time buyers ask your accountant about the proposed new GST rebates. Get to THE POINT on Mountain Ave – where your work-from-home and play-near-home finds its happy place. Digital workers, entrepreneurs, content creators, professionals that *need* a quiet, separate space to work.... Finally, a thoughtfully crafted plan that includes a lockoff flex room with direct access to the outdoors. Office, studio, craft space, podcast den, wellness room...what will you use the flex room for? Featuring remarkably practical features like 2 primary suites plus 3rd bedroom/den in addition to the flex room. You won't have to sacrifice a bedroom for your office anymore. Located in Canmore's emerging downtown neighbourhood, with excellent access to shops, commuting, pathways. Shorten your drive through town, hop on the highway and get out to your adventure faster. When you get home, the cafes are a short jaunt, take the shortcut to the grocery stores just a few blocks away, and walk home from the pub after a well-earned beverage. Top notch finishing and New Home Warranty included, no expensive renovations to do, no updating required, just move in and enjoy everything brand new! List price = \$1,045,000 + applicable GST. Note: residential zoning, no short term rentals permitted.