

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

103, 1413 Mountain Avenue Canmore, Alberta

MLS # A2214359



\$996,450

Division:	Teepee Town				
Type:	Residential/Five Plus				
Style:	3 (or more) Storey				
Size:	1,919 sq.ft.	Age:	2025 (0 yrs old)		
Beds:	3	Baths:	3		
Garage:	Single Garage Attached				
Lot Size:	-				
Lot Feat:	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:	Composite Siding, Stone	Zoning:	Residential Multifamily	
Foundation:	Poured Concrete, Slab	Utilities:	-	
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage			

Inclusions:

N/A

Need focus and flexibility in your day? This bright CORNER unit is built for remote professionals. With two primary suites, a third bedroom/den, and a private ground-level flex room with separate entry, you' Il finally have space for an office, studio, or client-facing setup— without sacrificing your living space. Enjoy mountain views, high-end finishes, and the ease of a brand-new build—no renos, just move in and get to work (or play). Certified GREEN BUILT - Gold - which means you enjoy a healthier, more durable home with a lower environmental impact in your BUILT GREEN® home. Located in Canmore's emerging downtown neigbourhood, close to shops, cafes, and trails— because work-life balance starts right outside your door. Top notch finishing and New Home Warranty included! Note: residential zoning, no short term rentals permitted.