



**GRASSROOTS**  
REALTY GROUP

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

104, 1413 Mountain Avenue  
Canmore, Alberta

MLS # A2228604



**\$996,450**

Division:	Teepee Town		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,896 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

Ready to simplify, but not settle? This thoughtfully designed corner unit offers the perfect blend of comfort, functionality, and low-maintenance living. With two spacious primary suites, plus a third bedroom/den and a versatile flex room with private outdoor access, there's room for guests, hobbies, and a quiet home office—without giving up the things you love. Enjoy endless mountain views, quality finishes, and the peace of mind that comes with a brand-new home—no renovations, no surprises, just move in and enjoy. BUILT GREEN GOLD certified which means you enjoy a healthier, more durable home with a lower environmental impact in your BUILT GREEN® home. Located in Canmore's growing downtown, you're steps from cafés, shops, and walking paths, with easy highway access for weekend getaways. Live close to everything you need, and leave the extra upkeep behind. Smart, stylish, and perfectly right-sized for your next chapter.