



GRASSROOTS
REALTY GROUP

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106, 1413 Mountain Avenue
Canmore, Alberta

MLS # A2244401



\$1,023,750

Division:	Teepee Town		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,856 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Insulated, 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		

Welcome to your ideal haven in Canmore's newest up-and-coming neighbourhood. With over 1850 sq ft of thoughtfully planned living space, this home offers the perfect blend of functionality, comfort, and style for those who live life outside. Bring your bikes, skis, paddleboards, and more—this home includes a practical garage built to handle your gear. Inside, you'll find 3 spacious bedrooms and 3 full baths—perfect for hosting friends, family, or adventure partners. A versatile flex space doubles as a guest room, gear room, or home office with a convenient separate entry. The layout minimizes shared walls and maximizes usable space. Step outside and you're immediately connected to the valley floor's extensive walking and biking trail network, with easy access to downtown Canmore's shops, caf  s, and services. Top-tier finishes and New Home Warranty make this a smart and stylish choice. (Residential zoning – no short-term rentals.)