



GRASSROOTS
REALTY GROUP

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109, 1330 1st Avenue
Canmore, Alberta

MLS # A2258057



\$1,194,899

Division:	Teepee Town		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,833 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	TPT-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Wired for Data		

Inclusions: N/A

Bald Eagle Peak Chalets – Built for Living, Adventure & Lasting Value ***OPEN HOUSE THIS SATURDAY 12:00-3:00.***

Introducing Bald Eagle Peak Chalets, a collection of brand-new 4 bedroom, 3.5 bath luxury townhomes starting at \$999,000 + GST. Thoughtfully designed to balance comfort, style, and function, these homes offer the ideal combination of spacious layouts, premium finishes, and exceptional location in the heart of Canmore's revitalized TeePee Town. Step inside and experience 9's ceilings, white oak hardwood floors, custom cabinetry, high-end appliances, and triple-pane windows that flood each space with natural light. At the heart of each home is a great room designed for gathering and connection, featuring a gorgeous living room centered by a cozy gas fireplace, a dining area perfect for hosting family and friends, and a chef's kitchen with a large island to gather around. This level also includes a half bath and seamless access to two outdoor spaces: a spacious mountain-view patio and a second deck off the kitchen for ideal indoor-outdoor flow. Upstairs, you'll find three bedrooms and two full baths, including a luxurious primary suite with a spa-inspired ensuite and ample closet space. The lower level offers a versatile fourth bedroom with its own bath, perfect for guests, extended family, or as an income-producing rental suite. Every home is complete with private yards, ample storage, an attached garage, and a dedicated gear storage room—ideal for stowing bikes, skis, and all your mountain adventure equipment. Located steps from Main Street, vibrant caf'es, local restaurants, shops, trails, and parks, this neighborhood boasts the best walkability in Canmore. As TeePee Town continues its exciting revitalization, buyers will benefit from long-term growth and equity

potential, making these homes equally suited for full-time living, vacation retreats, or strategic investment. With limited availability, now is the time to secure your Canmore lifestyle and future. Inquire today to receive a complete buyer package and private showing.