



**GRASSROOTS**  
REALTY GROUP

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**105, 1413 Mountain Avenue  
Canmore, Alberta**

**MLS # A2270120**



**\$1,249,500**

<b>Division:</b>	Teepee Town		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,304 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Garage Door Opener, On Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Unit 105 – The Point on Mountain Avenue Welcome to a home designed for mountain living—sun-filled, stylish, and built for real life in the Rockies. This beautifully crafted 3-bedroom, 4-bathroom residence offers over 2,300 sq. ft. of inspired living space, framed by west-facing views of the Rundle Range that glow at sunset and brighten every room. An open, vaulted living area sets the tone with a striking Rundle-stone fireplace, perfect for cozy evenings after a day on the trails. The spacious kitchen invites gathering and connection, complete with generous prep space and a dedicated coffee/wine bar to elevate mornings and unwind at night. Thoughtful touches are everywhere: a large single garage for gear and adventure-ready storage, a huge laundry room, and Built Green Certification for year-round comfort and efficiency. The versatile lower level expands how you live—ideal as a family hangout, private guest room, or work-from-home retreat—complete with a wet bar and separate entrance for true flexibility. With residential zoning and the lowest price per square foot of any new construction in Canmore, this home delivers unbeatable value in a quiet, sought-after neighbourhood just minutes from trails, caf  s, and the charm of downtown. Spacious, modern, and mountain-ready—Unit 105 is where lifestyle meets smart investment. List price includes GST.