



GRASSROOTS
REALTY GROUP

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109, 1330 1st Avenue
Canmore, Alberta

MLS # A2209395



\$1,231,439

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: none

South facing townhome with amazing views! Four bedrooms, garage, fenced yard & storage, community solar and EV rough in. Located in Canmore's revitalizing Teepee Town neighborhood. Unit 109, 1,833 SF developed, premium finishing. Pricing for 13 units in the complex is available at [baldeaglepeakchalets website](https://www.baldeaglepeakchalets.com). Contact your Associate for a viewing. A listing agent is a shareholder of the seller.