

\$996,450 - 106, 1413 Mountain Avenue, Canmore

MLS® #A2244401

\$996,450

3 Bedroom, 3.00 Bathroom, 1,856 sqft
Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

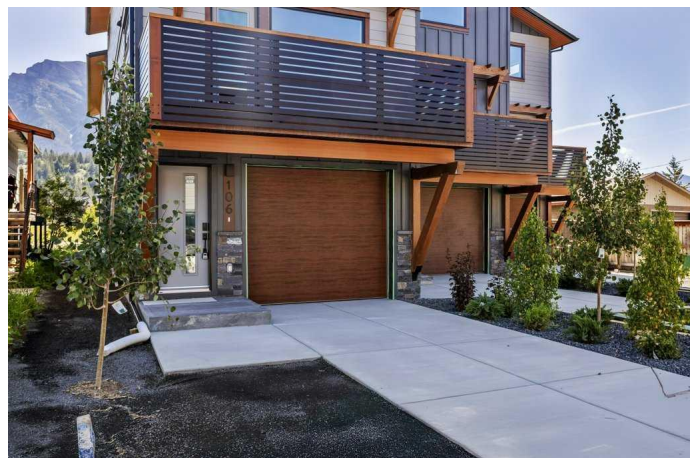
Welcome to your ideal haven in Canmore's newest up-and-coming neighbourhood. With over 1850 sq ft of thoughtfully planned living space, this home offers the perfect blend of functionality, comfort, and style for those who live life outside.

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.) BUILT GREEN GOLD certified which means you enjoy a healthier, more durable home with a lower environmental impact in your BUILT GREEN® home.

Built in 2025



Essential Information

MLS® #	A2244401
Price	\$996,450
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,856
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	106, 1413 Mountain Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W1M3

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Corner Lot, Level, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	July 30th, 2025
Days on Market	49
Zoning	Residential- mulifamily

Listing Details

Listing Office	RE/MAX Alpine Realty
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.