104, 1413 Mountain Avenue
Canmore, Alberta

MLS # A2228604

$1,109,000

Division:	Teepee Town
Type:	Residential/Five Plus
Style:	3 (or more) Storey
Size:	1,896 sq.ft.
Age:	2025 (0 yrs old)
Beds:	3
Baths:	3
Garage:	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

Get to THE POINT on Mountain Ave – where your outdoor lifestyle finds its home. Been looking for a place where you don't need to sacrifice your garage space to work on your bikes and wax your skis? Finally, a thoughtfully crafted plan that includes a bright, heated, finished gear room/workshop behind the garage, with direct access to the outdoors. This unit has sunny SouthWest exposure and a full driveway apron for parking. Featuring remarkably practical features like 2 primary suites with flexible 3rd bedroom/office and the main living spaces on the top floor where the views are best! Located in Canmore's emerging downtown neighbourhood, with excellent access to shops, commuting, pathways. Shorten your drive through town, hop on the highway and get out to your adventure faster. When you get home, the cafes are a short jaunt, take the shortcut to the grocery stores just a few blocks away, and walk home from the pub after a well-earned beverage. Buyers choice for flooring in the bonus room behind the garage. Top notch finishing and New Home Warranty included! List price is 1,109,000 + applicable GST. Note: residential zoning, no short term rentals permitted