



GRASSROOTS
REALTY GROUP

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**101, 1413 Mountain Avenue
Canmore, Alberta**

MLS # A2214342

\$1,045,000



| | | | |
|------------------|---|---------------|------------------|
| Division: | Teepee Town | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,836 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. 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. Top notch finishing and New Home Warranty included! List price = \$1,045,000 + GST. Note: residential zoning, no short term rentals permitted