

# \$869,000 - 317, 1818 Mountain Ave, Canmore

MLS® #A2264214

**\$869,000**

2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 1.49 Acres

Bow Valley Trail, Canmore, Alberta

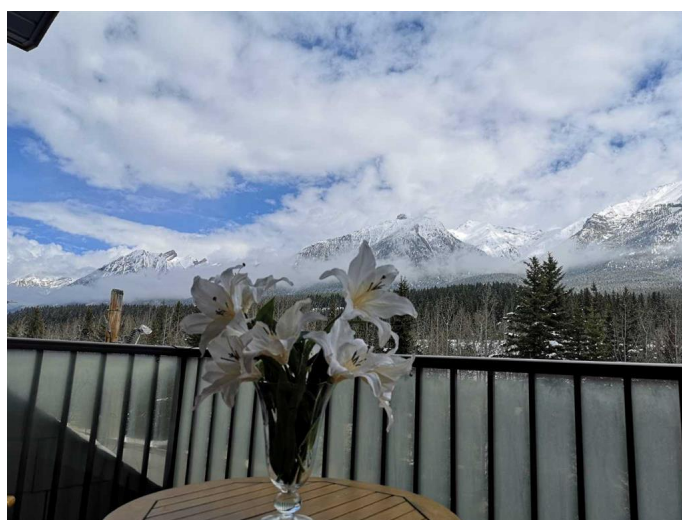
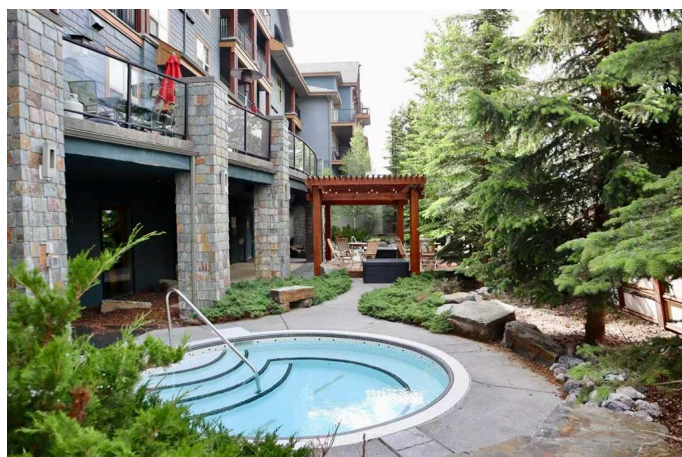
270 Degree Mountain view. Top Floor and end unit, This Hotel Condo zoning, offers you an great investment. This fully furnished 2-bedroom, 2-bathroom condo is designed for comfort and convenience, with an open-concept layout that seamlessly connects the spacious kitchen, and living room. A cozy fireplace creates the ideal setting to relax after a day of exploring the Rockies. Both bedrooms are generously sized, each featuring a king bed, and with the addition of a sofa bed, the property comfortably sleeps up to six guests. Step onto your private south-facing deck to enjoy sweeping views of the iconic mountain peaks, an ideal spot for morning coffee or evening barbecues. Additional highlights include in-suite laundry, ample storage, two outdoor hot tubs, a fitness room, and secure heated underground parking. With its prime location, youâ€™ll be just steps from downtown Canmoreâ€™s shops, restaurants, cafes, and trail network, making it easy to enjoy everything this vibrant mountain community has to offer. This is a rare opportunity to own a mountain retreat with both lifestyle and investment benefits.

Built in 2008

## Essential Information

MLS® # A2264214

Price \$869,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	1.49
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	317, 1818 Mountain Ave
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W1

### Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Parking, Visitor Parking, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	83

### Exterior

Exterior Features	Balcony
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Construction      Asphalt, Brick, Wood Siding

### **Additional Information**

Date Listed      October 13th, 2025

Days on Market      1

Zoning      Hotel Condo

### **Listing Details**

Listing Office      Kirin Realty & Management Inc.

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