

# \$1,249,500 - 105, 1413 Mountain Avenue, Canmore

MLS® #A2270120

**\$1,249,500**

3 Bedroom, 4.00 Bathroom, 2,304 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

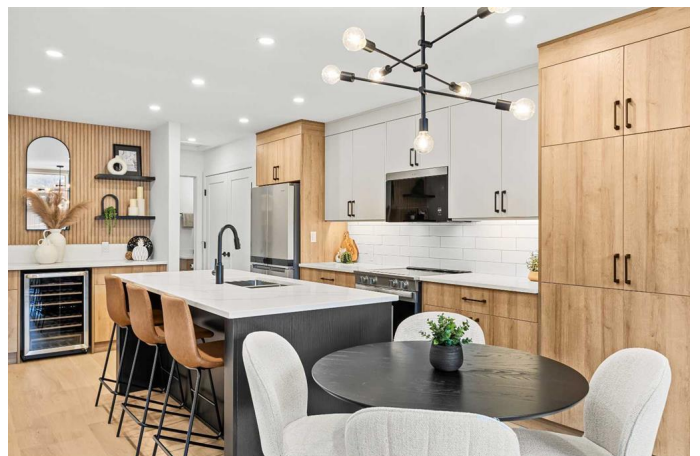
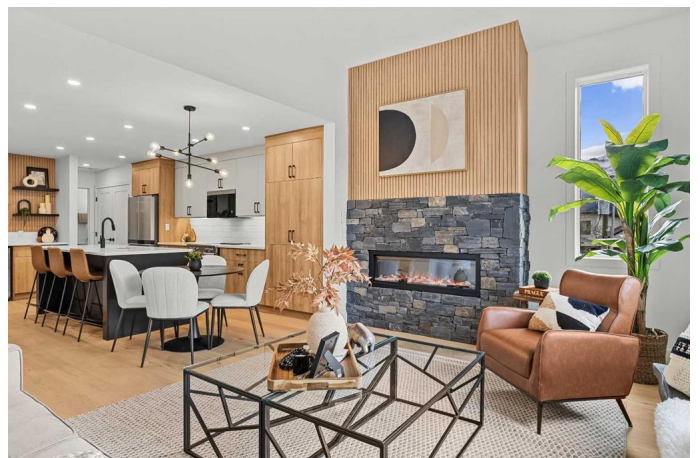
Unit 105 â€” The Point on Mountain Avenue  
Welcome to a home designed for mountain livingâ€”sun-filled, stylish, and built for real life in the Rockies. This beautifully crafted 3-bedroom, 4-bathroom residence offers over 2,300 sq. ft. of inspired living space, framed by west-facing views of the Rundle Range that glow at sunset and brighten every room.

An open, vaulted living area sets the tone with a striking Rundle-stone fireplace, perfect for cozy evenings after a day on the trails. The spacious kitchen invites gathering and connection, complete with generous prep space and a dedicated coffee/wine bar to elevate mornings and unwind at night.

Thoughtful touches are everywhere: a large single garage for gear and adventure-ready storage, a huge laundry room, and Built Green Certification for year-round comfort and efficiency.

The versatile lower level expands how you liveâ€”ideal as a family hangout, private guest room, or work-from-home retreatâ€”complete with a wet bar and separate entrance for true flexibility.

With residential zoning and the lowest price per square foot of any new construction in Canmore, this home delivers unbeatable value in a quiet, sought-after neighbourhood just minutes from trails, cafÃ©s, and the charm of



downtown.

Spacious, modern, and mountain-readyâ€”Unit 105 is where lifestyle meets smart investment. List price includes GST.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2270120      |
| Price          | \$1,249,500   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,304         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 105, 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, Driveway, Garage Door Opener, On Street, Single Garage Attached |
| # of Garages   | 1                                                                             |

**Interior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                                                                   |
| Heating           | Forced Air                                                                                                                                                |
| Cooling           | None                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Electric, Living Room                                                                                                                                     |
| Basement          | None                                                                                                                                                      |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Courtyard                          |
| Lot Description   | Back Lane, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                             |
| Construction      | Composite Siding, Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 6                   |
| Zoning         | Residential Multi   |

## Listing Details

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

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