

105, 1413 Mountain Avenue
Canmore, Alberta

MLS # A2270120



\$1,249,500

Division:	Teepee Town		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,304 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Garage Door Opener, On Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	Residential Multi
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	none		

Unit 105 – The Point on Mountain Avenue Welcome to a home designed for mountain living—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 live—ideal as a family hangout, private guest room, or work-from-home retreat—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, caf  s, and the charm of downtown. Spacious, modern, and mountain-ready—Unit 105 is where lifestyle meets smart investment. List price includes GST.