# \$969,900 - 310, 1717a Mountain Avenue, Canmore

MLS® #A2203869

## \$969,900

2 Bedroom, 2.00 Bathroom, 787 sqft Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Discover the ultimate mountain retreat in this newly constructed modern 2-bedroom suite, perfectly designed for comfort and style. Situated to capture breathtaking views of the iconic Three Sisters Mountain Range, this property offers an unbeatable blend of luxury and investment potential. The open-concept kitchen, dining, and living area is flooded with natural light, creating a warm and inviting space to relax & entertain. With bedrooms strategically placed on opposite sides, privacy is maximizedâ€"ideal for families, guests, or rental flexibility. This unit is a blank canvas, ready for your personal touch. As a short-term rental-approved property, it's the perfect time to capitalize on Canmore's booming summer tourism season, with strong revenue potential.

**Exclusive Amenities Include:** 

Two rooftop hot tubs with panoramic mountain views

Sauna & fitness center for year-round wellness Secure underground parking.

Prime location close to trails, restaurants & outdoor adventures.

Whether you're looking for an investment or a luxurious getaway, this suite offers it all.

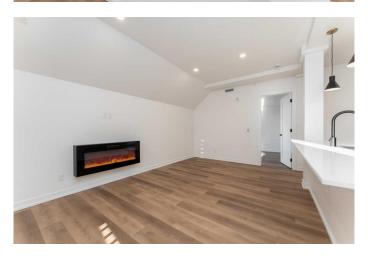


## **Essential Information**

MLS® # A2203869







Price \$969,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 787

Acres 0.00

Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 310, 1717a Mountain Avenue

Subdivision Teepee Town

City Canmore

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T1W 2W1

#### **Amenities**

Amenities Elevator(s), Fitness Center, Secured Parking, Spa/Hot Tub

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Storage

Appliances Dishwasher, Electric Stove, Freezer, Microwave, Microwave Hood Fan,

Oven, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating Fireplace(s), Forced Air, Fireplace Insert, Heat Pump

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Electric, Living Room

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Stone, Wood Frame, Composite Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 13

Zoning Visitor Accommodation

# **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.