

# \$2,142,000 - 3, 1717 Mountain Avenue, Canmore

MLS® #A2198992

**\$2,142,000**

4 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge. These meticulously designed townhouses feature premium finishes, spacious layouts, and breathtaking panoramic mountain views. Thoughtfully crafted for both comfort and sophistication, each residence seamlessly integrates modern design with natural surroundings.

Fully furnished and turnkey-ready, these homes offer a hassle-free move-in experience. Whether as a private retreat or a lucrative investment, Golden Ridge presents a rare opportunity for both lifestyle enhancement and significant revenue potential.

Built in 2024

## Essential Information

MLS® #	A2198992
Price	\$2,142,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,398
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey



Status	Active
--------	--------

### Community Information

Address	3, 1717 Mountain Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T2W 2W1

### Amenities

Amenities	Fitness Center, Parking, Spa/Hot Tub
Parking Spaces	2
Parking	Garage Faces Front, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Freezer, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3
Basement	None

### Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 4th, 2025
Days on Market	47
Zoning	BVT-G

**Listing Details**

Listing Office                    ROYAL LEPAGE SOLUTIONS



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.