

\$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 maximized—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.

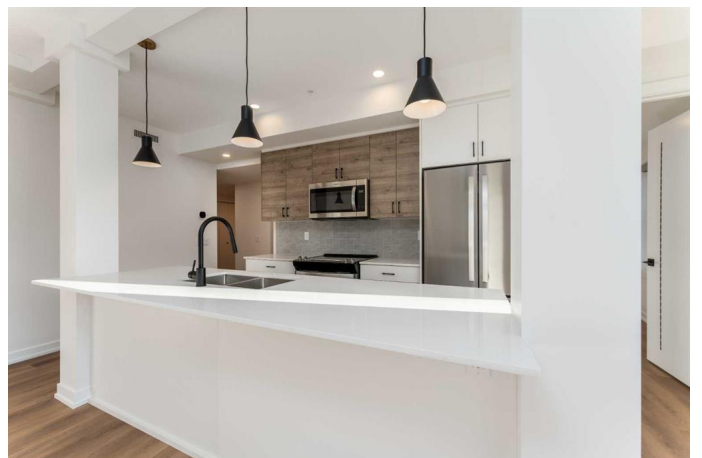
Whether you're looking for an investment or a luxurious getaway, this suite offers it all.

Built in 2024

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, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Freezer, Oven |
| Heating | Fireplace(s), Forced Air, Fireplace Insert, Heat Pump |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Decorative, Electric |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

| | |
|--------------|-------------------------------------|
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 24 |
| Zoning | Visitor Accommodation |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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