# REALTY ACES
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# GRASSROOTS
REALTY GROUP

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## 103, 1413 Mountain Avenue
## Canmore, Alberta

### MLS # A2214359



# $1,089,000

| | |
|---|---|
| **Division:** | Teepee Town |
| **Type:** | Residential/Five Plus |
| **Style:** | 3 (or more) Storey |
| **Size:** | 1,919 sq.ft. |
| **Age:** | 2025 (0 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 3 |
| **Garage:** | Single Garage Attached |
| **Lot Size:** | - |
| **Lot Feat:** | Level, Low Maintenance Landscape, Views |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 270 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Composite Siding, Stone | **Zoning:** | Residential Multifamily |
| **Foundation:** | Poured Concrete, Slab | **Utilities:** | - |

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage

**Inclusions:** N/A

This property may be eligible for the new GST rebates - ask your advisor for details! THE POINT on Mountain Ave, endless views await! Welcome to a carefully curated new townhouse development in Canmore's newest up-and-coming neighbourhood. With exceptional walkability, endless views, and flexible layouts, these homes are designed to make the most of your mountain lifestyle. Over 1900 sq ft of living space provides three spacious bedrooms and three baths plus bonus room, and practical garage space. When a developer really considers how spaces can be used, the result is a home that embraces the active pursuits of owners, guests, and families alike. Remarkably practical features include two primary suites, a flex third bedroom/office space with its own deck, the bonus main level gear room/office/workshop with separate entrance to outside, (bike workshop? ski headquarters? home office? gym? artists studio?  the options are endless), and very few shared walls. Discover the connectivity of living on the valley floor with easy access to walking and biking trails and excellent proximity to all downtown shops, services, and amenities. Top notch finishing and New Home Warranty included! List price = $1,089,000 + GST. Note: residential zoning, no short term rentals permitted