

**102, 1413 Mountain Avenue  
Canmore, Alberta**

**MLS # A2214348**



**\$1,190,000**

<b>Division:</b>	Teepee Town		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,292 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential Multifamily
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** n/a

Discover endless views at THE POINT on Mountain Ave! 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 2200 sq ft of living space provides three spacious bedrooms and four baths, a bonus family room with separate entrance, 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 bedroom/office space with its own deck, a guest/family room with its own wet bar and entrance, 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 = \$1,190,000 + GST. Note: residential zoning, no short term rentals permitted