

**115, 1330 1st Avenue  
Canmore, Alberta**

**MLS # A2220062**



**\$1,095,569**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Teepee Town            |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,724 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees   |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Boiler  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 400 |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stucco, Wood Frame                              | <b>Zoning:</b>    | TPT-CR |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, Wired for Data |                   |        |

**Inclusions:** N/A

Townhome with amazing views! Four bedrooms, garage, fenced yard & storage, community solar and EV rough in. Located in Canmore's revitalizing Teepee Town neighborhood. Unit 115, 1,724 SF developed, premium finishing. Pricing for 13 units in the complex is available at baldeaglepeakchalets website. Contact your Associate for a viewing. A listing agent is a shareholder of the seller.