

# \$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® #

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

### **Exterior**

Exterior Features	Balcony, BBQ gas line
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Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	21
Zoning	Visitor Accommodation

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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