

# \$796,824 - 107, 1717 Mountain Avenue, Canmore

MLS® #A2202432

**\$796,824**

1 Bedroom, 2.00 Bathroom, 612 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

This executive 1-bedroom + office, 2-bathroom ground-level unit at Golden Ridge is one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers southwestern mountain views, a dedicated office space, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.

Built in 2024

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202432    |
| Price          | \$796,824   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 612         |
| Acres          | 0.00        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Apartment   |



Style Single Level Unit  
Status Active

### Community Information

Address 107, 1717 Mountain Avenue  
Subdivision Teepee Town  
City Canmore  
County Bighorn No. 8, M.D. of  
Province Alberta  
Postal Code T2W 2W1

### Amenities

Amenities Fitness Center, Parking, Spa/Hot Tub  
Parking Spaces 1  
Parking Parkade, Parking Pad, Stall

### Interior

Interior Features Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting  
Appliances Freezer, Range, Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
# of Stories 4  
Basement None

### Exterior

Exterior Features Lighting  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 22  
Zoning BVT-G

### Listing Details

Listing Office

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