# \$796,824 - 106, 1717 Mountain Avenue, Canmore

MLS® #A2202438

## \$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.



#### **Essential Information**

MLS® # A2202438 Price \$796,824

Bedrooms 1

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 612

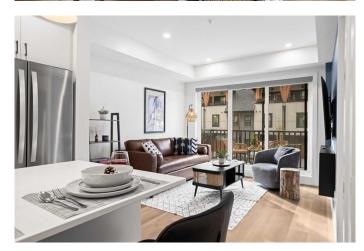
Acres 0.00

Year Built 2024

Type Residential Sub-Type Apartment







Style Single Level Unit

Status Active

# **Community Information**

Address 106, 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 35

Zoning BVT-G

# **Listing Details**

# Listing Office ROYAL LEPAGE SOLUTIONS

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