

# \$1,298,000 - 4, 1218 2nd Avenue, Canmore

MLS® #A2208800

**\$1,298,000**

3 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 0.00 Acres

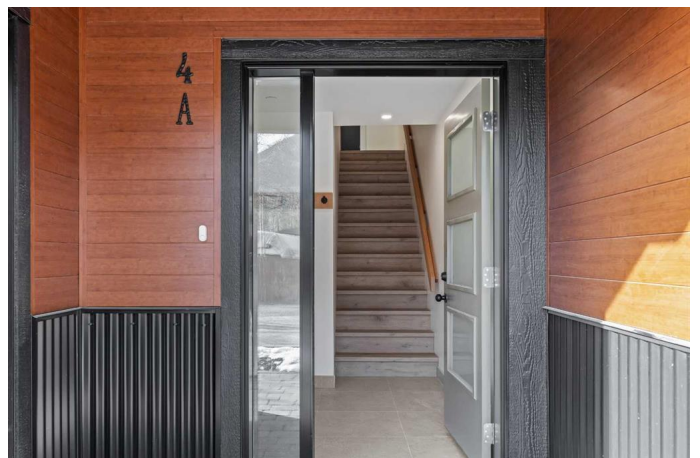
Teepee Town, Canmore, Alberta

Located in a brand new 4-plex, where custom design with a focus on quality building practices combine to create comfort & value. On the quiet side of 2nd Avenue, this bright, modern full height, 3 storey townhome offers the ultimate in access to downtown & nature with walking paths close by. On entry, the generous landing is enhanced by a large storage area, perfect for your mountain gear. Up a flight, the open plan kitchen, dining and living areas are accentuated with gleaming floors, custom lighting & massive windows, bathing these spaces in light. Two bedrooms with ensuites under vaulted ceilings upstairs create an environment of privacy & luxury. Sharing the ground level, the separate legal suite shares the fine finishes of the main unit & is an incredible income earner, with full kitchen, living & dining space, great storage, plus a single bedroom. Use it for your family, or to meaningfully offset a mortgage. Taken together, this singular home delivers unbeatable value.

Built in 2024

## Essential Information

MLS® #	A2208800
Price	\$1,298,000
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	4, 1218 2nd Avenue
Subdivision	Teepee Town
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1N1

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Off Street, Rear Drive, Stall, Interlocking Driveway, On Street

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Tile
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance, Permeable Paving
Lot Description	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot, Street

	Lighting, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Wood Siding, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	16
Zoning	TPT-CR

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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