

# \$857,388 - 109, 1717a Mountain Avenue, Canmore

MLS® #A2235769

## \$857,388

1 Bedroom, 2.00 Bathroom, 692 sqft  
Residential on 0.01 Acres

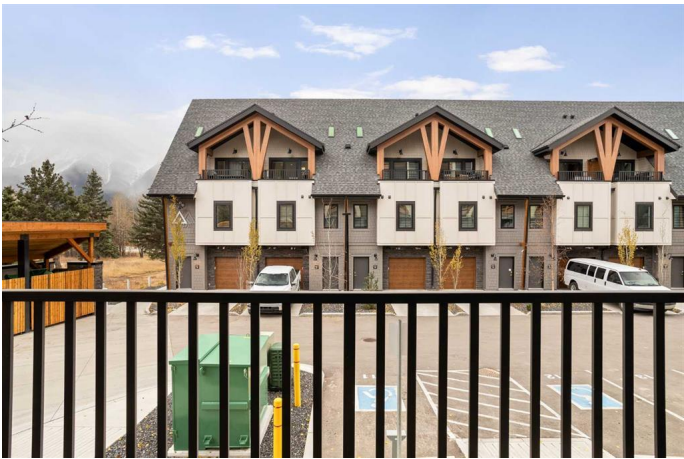
Teepee Town, Canmore, Alberta

Welcome to this beautiful ,1-bedroom, 2-bathroom South facing corner unit with stunning mountain views featuring an oversized patio with 692qft of interior living space, situated on the ground-level at Golden Ridge, one of Canmore’s newest luxury developments. Thoughtfully designed with premium finishes, this unit offers Northeast mountain views, 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® #	A2235769
Price	\$857,388
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	692
Acres	0.01



Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	109, 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), Parking, Snow Removal, Trash, Fitness Center, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Off Street, Stall, Assigned, Parking Lot, Plug-In

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Recreation Facilities
Appliances	Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer
Heating	Central, Fireplace(s), Natural Gas, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

### Exterior

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

## Additional Information

Date Listed	June 30th, 2025
Days on Market	26
Zoning	BVT-G

## Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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