

# \$758,268 - 106, 1717 Mountain Avenue, Canmore

MLS® #A2202438

**\$758,268**

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® #         | A2202438    |
| Price          | \$758,268   |
| 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 | 142              |
| Zoning         | BVT-G            |

### Listing Details

Listing Office

ROYAL LEPAGE SOLUTIONS

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.