

**101, 1413 Mountain Avenue  
Canmore, Alberta**

**MLS # A2214342**

**\$1,045,000**



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential- mulifamily
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

First time buyers ask your accountant about the new GST rebates. Get to THE POINT on Mountain Ave &ndash; where your work-from-home and play-near-home finds its happy place. Digital workers, entrepreneurs, content creators, professionals that \*need\* a quiet, separate space to work.... Finally, a thoughtfully crafted plan that includes a lockoff flex room with direct access to the outdoors. Office, studio, craft space, podcast den, wellness room...what will you use the flex room for? Featuring remarkably practical features like 2 primary suites plus 3rd bedroom/den in addition to the flex room. You won't have to sacrifice a bedroom for your office anymore. Located in Canmore's emerging downtown neighbourhood, with excellent access to shops, commuting, pathways. &nbsp;Shorten your drive through town, hop on the highway and get out to your adventure faster. When you get home, the cafes are a short jaunt, take the shortcut to the grocery stores just a few blocks away, and walk home from the pub after a well-earned&nbsp;beverage. Top notch finishing and New Home Warranty included, no expensive renovations to do, no updating required, just move in and enjoy everything brand new! List price = \$1,045,000 + applicable GST.&nbsp;&nbsp;&nbsp;Note: residential zoning, no short term rentals permitted.