

**109, 1330 1st Avenue  
Canmore, Alberta**

**MLS # A2209395**



**\$1,231,439**

<b>Division:</b>	Teepee Town		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,833 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Boiler
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Wired for Data

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 420
<b>LLD:</b>	-
<b>Zoning:</b>	TPT-CR
<b>Utilities:</b>	-

**Inclusions:** none

South facing townhome with amazing views! Four bedrooms, garage, fenced yard & storage, community solar and EV rough in. Located in Canmore's revitalizing Teepee Town neighborhood. Unit 109, 1,833 SF developed, premium finishing. Pricing for 13 units in the complex is available at [baldeaglepeakchalets.com](http://baldeaglepeakchalets.com) website. Contact your Associate for a viewing. A listing agent is a shareholder of the seller.