

# \$2,047,500 - 3, 1717 Mountain Avenue, Canmore

MLS® #A2236601

**\$2,047,500**

4 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge, one of Canmore's newest short term rental complexes. These meticulously designed townhouses feature premium finishes, spacious layouts, and breathtaking panoramic mountain views. Thoughtfully crafted for both comfort and sophistication, each residence seamlessly integrates modern design with natural surroundings. Fully furnished and turnkey-ready, these homes offer a hassle-free move-in experience. Whether as a private holiday retreat or a lucrative short term rental investment, Golden Ridge presents a rare opportunity for both lifestyle enhancement and significant revenue potential.

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236601      |
| Price          | \$2,047,500   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,398         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 3 Storey |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3, 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, Sauna, Snow Removal, Spa/Hot Tub, Trash |
| Parking Spaces | 2                                                                |
| Parking        | Garage Faces Front, Parking Pad, Single Garage Attached          |
| # of Garages   | 1                                                                |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s) |
| 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      | 3                                                                                                                                  |
| Basement          | None                                                                                                                               |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Entrance, Storage                                        |
| Lot Description   | Few Trees, Gentle Sloping, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Wood Frame, Wood Siding                                          |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 34              |

Zoning

BVT-G

Listing Details

Listing Office

ROYAL LEPAGE SOLUTIONS



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.