

# \$2,037,000 - 3, 1717b Mountain Avenue, Canmore

MLS® #A2261954

**\$2,037,000**

4 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.04 Acres

Teepee Town, Canmore, Alberta

Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge. 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 retreat or a lucrative investment, Golden Ridge presents a rare opportunity for both lifestyle enhancement and significant revenue potential.

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261954      |
| Price          | \$2,037,000   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,398         |
| Acres          | 0.04          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3, 1717b 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 | 2                                                       |
| Parking        | Parking Pad, Garage Faces Front, 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   | Landscaped, Low Maintenance Landscape, Few Trees, Gentle Sloping |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Wood Frame, Wood Siding                                          |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 26                |
| Zoning         | BVT               |

**Listing Details**

Listing Office                    ROYAL LEPAGE SOLUTIONS



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