

# \$2,142,000 - 3, 1717 Mountain Avenue, Canmore

MLS® #A2198992

**\$2,142,000**

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

Teepee Town, Canmore, Alberta

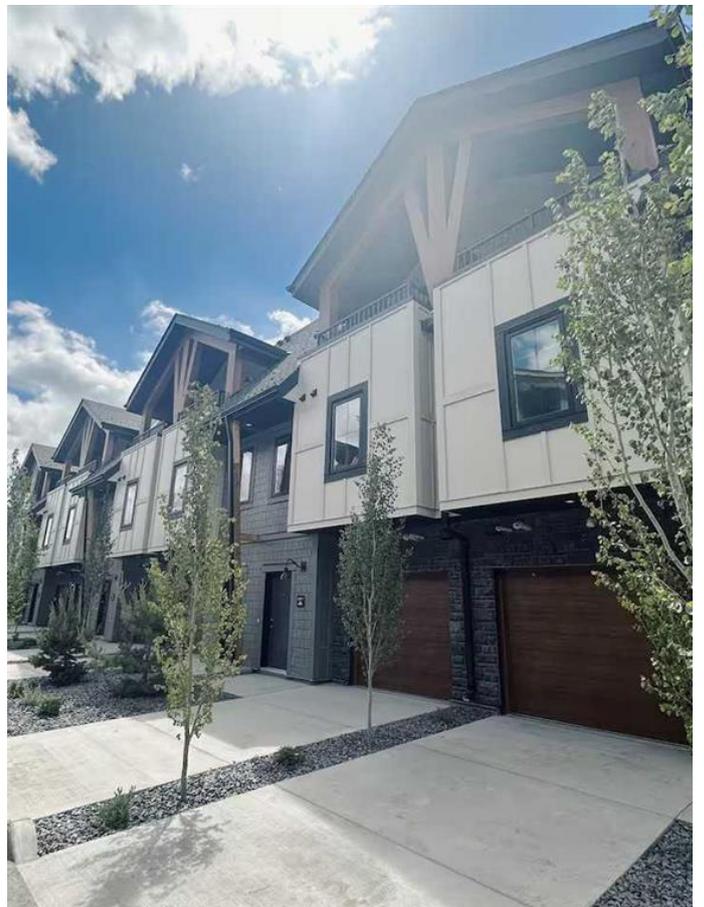
Experience the perfect blend of high-end luxury and serene mountain living at Golden Ridge. These meticulously designed townhouses feature premium finishes, spacious layouts, and breathtaking panoramic mountain views. Thoughtfully crafted for both comfort and sophistication, each residence seamlessly 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® #	A2198992
Price	\$2,142,000
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, Spa/Hot Tub  
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, Landscaped, Low Maintenance Landscape, Gentle Sloping  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

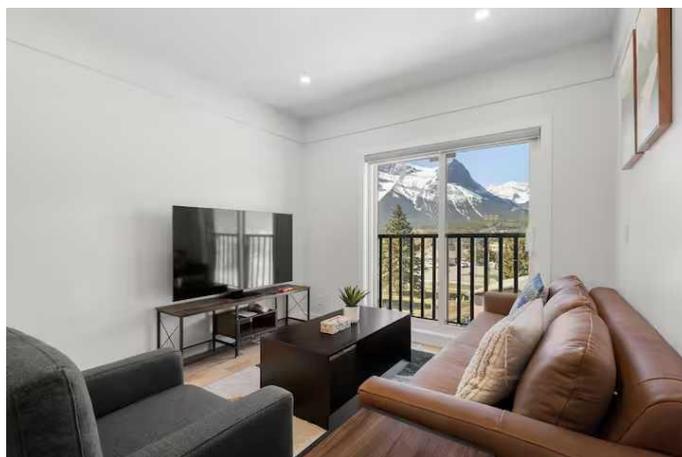
### Additional Information

Date Listed March 4th, 2025  
Days on Market 39  
Zoning BVT-G

## Listing Details

Listing Office

ROYAL LEPAGE SOLUTIONS



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.