

**107, 1717 Mountain Avenue  
Canmore, Alberta****MLS # A2202432****\$758,268**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Teepee Town                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 612 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1 full / 1 half  |
| <b>Garage:</b>   | Parkade, Parking Pad, Stall        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                    |                   |        |
|--------------------|--------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Wood                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | \$ 581 |
| <b>Basement:</b>   | None                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                            | <b>Zoning:</b>    | BVT-G  |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting |                   |        |

**Inclusions:** Furniture, utensils, linens

This executive 1-bedroom + office, 2-bathroom ground-level unit at Golden Ridge is one of Canmore's newest luxury developments. Thoughtfully designed with premium finishes, this unit offers southwestern mountain views, a dedicated office space, and an open-concept layout that blends elegance with functionality, and a good sized walk out patio to relax after a day in the sun. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market.