

\$1,374,500 - 312, 1330 1st Avenue, Canmore

MLS® #A2207388

\$1,374,500

5 Bedroom, 5.00 Bathroom, 1,495 sqft

Residential on 0.00 Acres

Teepee Town, Canmore, Alberta

Your Prayers Have Been Answered â€“
Turn-Key Employee Housing in Canmore.
An exceptionally rare opportunity to add a
high-performing asset to your Canmore
portfolio. This fully furnished 5-bedroom,
5-bathroom top-floor unit is purpose-built for
employee housing and delivers immediate
income potential.

Each spacious bedroom comes equipped with
a queen bed with built-in drawer storage,
personal desk, fridge, and private ensuite,
offering both comfort and privacy for tenants.
The unit also features a well-appointed shared
kitchen with a large island, lockable cabinets,
and ample prep spaceâ€”ideal for communal
living.

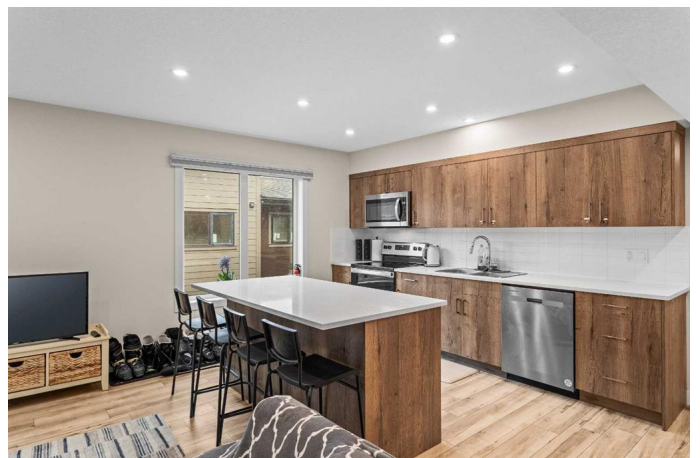
Enjoy the outdoors on the sunny south-facing
patio, complete with BBQ and breathtaking
mountain views. Added convenience includes
2 designated parking stalls and 3 oversized
storage rooms.

Located in the heart of TeePee Town, this
property boasts Canmoreâ€™s best
walkscore, placing shops, trails, and transit
right at your doorstep.

Rental income of \$1,400/month per bedroom,
with quick possession availableâ€”this is a
rare, turn-key investment opportunity in one of
Canmoreâ€™s most sought-after
neighborhoods.

Built in 2024

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2207388 |
| Price | \$1,374,500 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 1,495 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 312, 1330 1st Avenue |
| Subdivision | Teepee Town |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 1M4 |

Amenities

| | |
|----------------|-------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | BBQ gas line, Storage |
| Construction | Wood Frame |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | April 1st, 2025 |
|-------------|-----------------|

| | |
|----------------|-----|
| Days on Market | 27 |
| Zoning | Res |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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