

\$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.

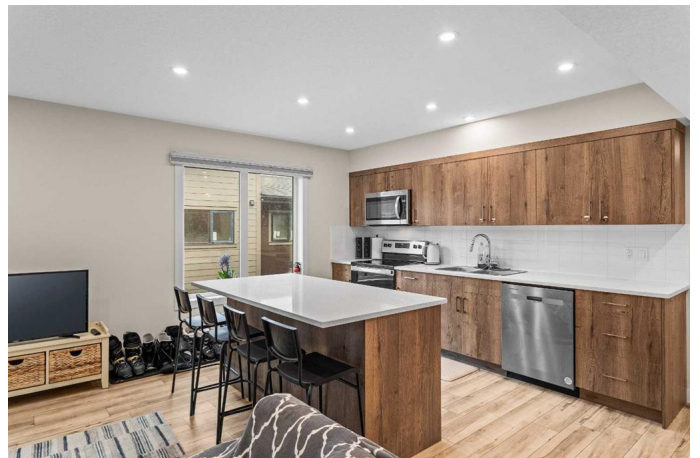
An exceptionally rare opportunity to add a high-performing asset to your Canmore portfolio. This fully furnished 5-bedroom, 5-bathroom top-floor unit is purpose-built for employee housing and delivers immediate income potential.

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	17
Zoning	Res

Listing Details

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

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.