

# \$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

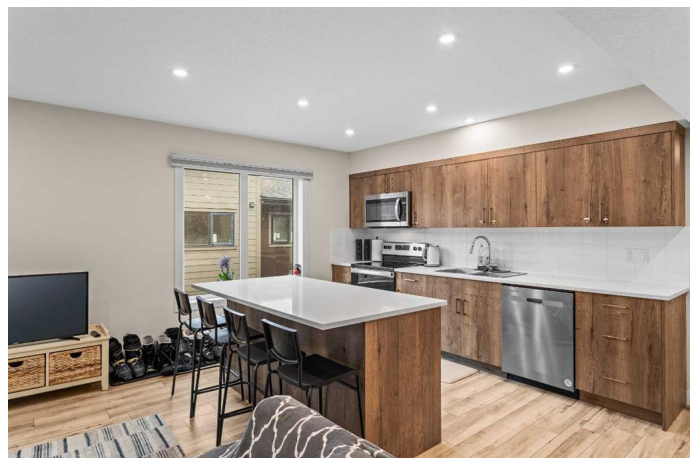
Your Prayers Have Been Answered â€“ Turn-Key Employee Housing in Canmore. An exceptionally rare opportunity to add a high-performing asset to your Canmore portfolio. This fully furnished 5-bedroom, 5-bathroom top-floor unit is purpose-built for employee housing and delivers immediate income potential.

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
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Days on Market 22  
Zoning Res

### **Listing Details**

Listing Office MaxWell Capital Realty

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