

# \$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.

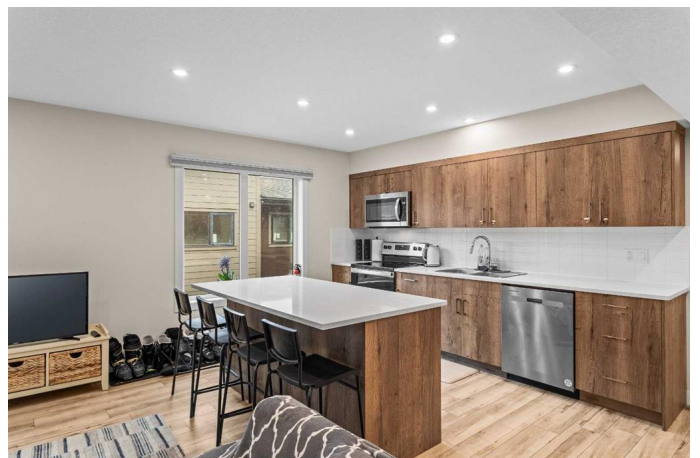
An exceptionally rare opportunity to add a high-performing asset to your Canmore portfolio. This fully furnished 5-bedroom, 5-bathroom top-floor unit is purpose-built for employee housing and delivers immediate income potential.

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, Microwave, Refrigerator, Washer, Electric Oven
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	29
Zoning	Res

**Listing Details**

Listing Office	MaxWell Capital Realty
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