

# \$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.

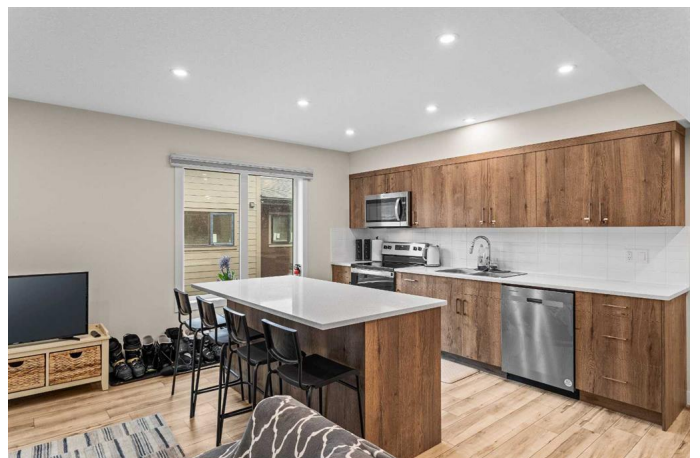
Enjoy the outdoors on the sunny south-facing  
patio, complete with BBQ and breathtaking  
mountain views. Added convenience includes  
2 designated parking stalls and 3 oversized  
storage rooms.

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 3  
Zoning Res

### **Listing Details**

Listing Office MaxWell Capital Realty

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