

# \$839,900 - 317, 1818 Mountain Ave, Canmore

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MLS® #A2264214

**\$839,900**

2 Bedroom, 2.00 Bathroom, 830 sqft  
Residential on 1.49 Acres

Bow Valley Trail, Canmore, Alberta

270 Degree Mountain view. Top Floor and end unit, This Hotel Condo zoning, offers you an great investment. This fully furnished 2-bedroom, 2-bathroom condo is designed for comfort and convenience, with an open-concept layout that seamlessly connects the spacious kitchen, and living room. A cozy fireplace creates the ideal setting to relax after a day of exploring the Rockies. Both bedrooms are generously sized, each featuring a king bed, and with the addition of a sofa bed, the property comfortably sleeps up to six guests. Step onto your private south-facing deck to enjoy sweeping views of the iconic mountain peaks, an ideal spot for morning coffee or evening barbecues. Additional highlights include in-suite laundry, ample storage, two outdoor hot tubs, a fitness room, and secure heated underground parking. With its prime location, youâ€™ll be just steps from downtown Canmoreâ€™s shops, restaurants, cafes, and trail network, making it easy to enjoy everything this vibrant mountain community has to offer. This is a rare opportunity to own a mountain retreat with both lifestyle and investment benefits.

Built in 2008

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2264214  |
| Price  | \$839,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 830               |
| Acres          | 1.49              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 317, 1818 Mountain Ave |
| Community   | Bow Valley Trail       |
| Condo       | Z-name Not Listed      |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2W1                |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Fitness Center, Laundry, Sauna, Spa/Hot Tub |
| Parking Spaces | 1                                                                                  |
| Parking        | Underground                                                                        |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                    |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Electric                                                                                                        |
| # of Stories      | 83                                                                                                              |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Construction      | Brick, Wood Siding, Asphalt |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 19                 |
| Zoning         | Hotel Condo        |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Kirin Realty & Management Inc. |
|----------------|--------------------------------|

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