

# \$1,495,000 - 3, 1405 1st Avenue, Canmore

MLS® #A2253065

**\$1,495,000**

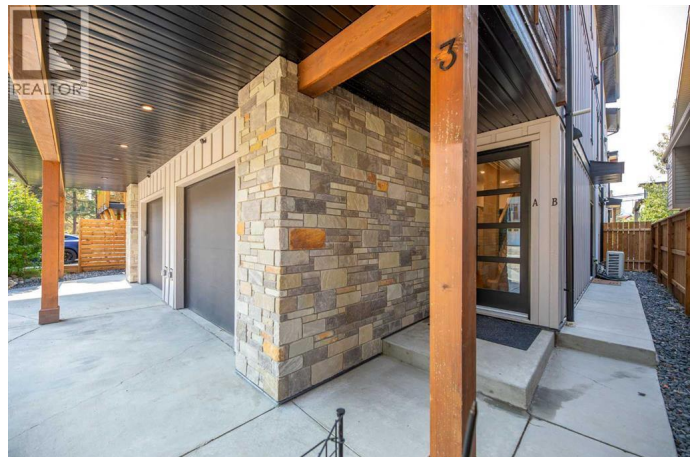
4 Bedroom, 4.00 Bathroom, 1,863 sqft

Single Family on 0.04 Acres

Teepee Town, Canmore, Alberta

Built by KOVA Homes in 2023 and still covered by Progressive Home Warranty, this rare Teepee Town property is set on iconic 1st Avenue in one of Canmore's oldest and most historically rich neighbourhoods. In recent years, Teepee Town has seen thoughtful design improvements, infrastructure upgrades, and enhanced transportation links. A killer location all around with paved path, playground, and community garden sit just down the street, while Bow Valley Trail's shops, caf  s, and services are steps away. Stroll, or ride a little further to the high school, bus routes, Railway Avenue amenities, or Main Street—all accessible within minutes. Inside, the design is both stylish and functional, with nearly 1,900 sq. ft. of living space across three levels. The main home offers 3 bedrooms and 3 bathrooms, while the entry level includes a fully legal 1-bedroom suite with private entrance. Lifestyle touches abound: wide-plank flooring, high ceilings, smart storage, and a killer location just minutes to Main Street, Bow River pathways, trailheads, and highway access for those early morning ski days. This home blends modern mountain living with timeless Canmore charm.

The main floor is bright and welcoming, anchored by an oversized living room with dramatic tiled fireplace, vaulted ceilings, huge windows with electric blinds, and mountain views. The large deck invites you to enjoy morning coffee under the alpenglow, for evening barbecues, or a soak under the stars



(hot tub negotiable). The kitchen is a chef’s dream with a gas range, stone countertops, central island, buffet sideboard, and generous storage. Tucked behind the kitchen find a third bedroom, or flexible office space, and full bathroom to complete this level. Upstairs, the primary retreat features vaulted ceilings, oversized windows with spectacular views, more electric blinds, his-and-hers closets, and a spa-inspired ensuite with tiled shower and dual sinks. A second bedroom with ensuite and a dedicated laundry room complete the upper level. The entry level is a true game-changer: separated from the main home, the fully equipped legal suite offers its own kitchen, living space, laundry, and private entrance. Whether you rent it out, host extended family, or keep it as a private retreat, the versatility is unmatched. Heated single car garage with additional bike storage, utility room and mudroom with tons of storage off the garage entry completed the home. Outside features include a single car driveway, plus on street parking, landscaped yard and fence. Condo Fees \$400/mo. (id:6289)

Built in 2023

Essential Information

Listing #	A2253065
Price	\$1,495,000
Bedrooms	4
Bathrooms	4.00
Square Footage	1,863
Acres	0.04
Year Built	2023
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	3, 1405 1st Avenue
Subdivision	Teepee Town
City	Canmore
Province	Alberta
Postal Code	T1W1M5

### Amenities

Amenities	Playground, Schools, Shopping
Features	PVC window, No Smoking Home, Level
Parking Spaces	2
Parking	Attached Garage, Parking Pad
# of Garages	1
View	View

### Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Washer & Dryer
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

### Exterior

Exterior	Concrete, Stone, Wood siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	KIC Realty
----------------	------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:16am CDT