

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

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
Subdivision	Bow Valley Trail
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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Granite Counters
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 Asphalt, Brick, Wood Siding

Additional Information

Date Listed October 13th, 2025

Days on Market 8

Zoning Hotel Condo

Listing Details

Listing Office Kirin Realty & Management Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.