

# \$1,194,899 - 109, 1330 1st Avenue, Canmore

MLS® #A2258057

**\$1,194,899**

4 Bedroom, 4.00 Bathroom, 1,833 sqft

Residential on 0.00 Acres

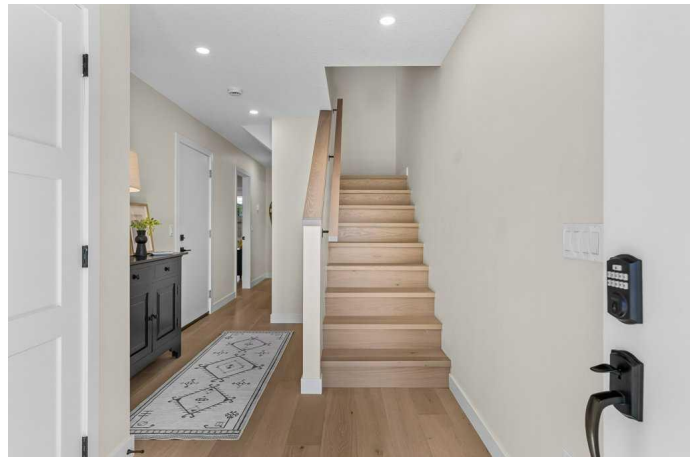
Teepee Town, Canmore, Alberta

Bald Eagle Peak Chalets – Built for Living,  
Adventure & Lasting Value

Introducing Bald Eagle Peak Chalets, a collection of brand-new 4 bedroom, 3.5 bath luxury townhomes starting at \$999,000 + GST. Thoughtfully designed to balance comfort, style, and function, these homes offer the ideal combination of spacious layouts, premium finishes, and exceptional location in the heart of Canmore’s revitalized TeePee Town.

Step inside and experience 9’™ ceilings, white oak hardwood floors, custom cabinetry, high-end appliances, and triple-pane windows that flood each space with natural light. At the heart of each home is a great room designed for gathering and connection, featuring a gorgeous living room centered by a cozy gas fireplace, a dining area perfect for hosting family and friends, and a chef’s™ kitchen with a large island to gather around. This level also includes a half bath and seamless access to two outdoor spaces: a spacious mountain-view patio and a second deck off the kitchen for ideal indoor-outdoor flow.

Upstairs, you’ll find three bedrooms and two full baths, including a luxurious primary suite with a spa-inspired ensuite and ample closet space. The lower level offers a versatile fourth bedroom with its own bath, perfect for guests, extended family, or as a rental suite (pending town approval).



Every home is complete with private yards, ample storage, an attached garage, and a dedicated gear storage room—ideal for stowing bikes, skis, and all your mountain adventure equipment.

Located steps from Main Street, vibrant caf  s, local restaurants, shops, trails, and parks, this neighborhood boasts the best walkability in Canmore. As TeePee Town continues its exciting revitalization, buyers will benefit from long-term growth and equity potential, making these homes equally suited for full-time living, vacation retreats, or strategic investment.

With limited availability, now is the time to secure your Canmore lifestyle and future. Inquire today to receive a complete buyer package and private showing.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS   #        | A2258057      |
| Price          | \$1,194,899   |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,833         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|         |                      |
|---------|----------------------|
| Address | 109, 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        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Wired for Data                                      |
| Appliances        | Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, ENERGY STAR Qualified Dishwasher |
| Heating           | Boiler                                                                                                   |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas                                                                                                      |
| Basement          | None                                                                                                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage         |
| Lot Description   | Back Yard, Few Trees                   |
| Roof              | Asphalt Shingle                        |
| Construction      | Cement Fiber Board, Stucco, Wood Frame |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 45                   |
| Zoning         | TPT-CR               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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