

# \$1,260,000 - A303, 1727 Mountain Avenue, Canmore

MLS® #A2264460

**\$1,260,000**

3 Bedroom, 2.00 Bathroom, 850 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Nestled in the heart of Canmore, Grizzly Ridge Suites is a curated collection of 66 modern alpine condominiums that embody contemporary mountain living. Each suite features elevated finishes, functional layouts, and a prime location offering adventure in every direction. Zoned for short-term nightly rentals, these homes provide the freedom to enjoy your own retreat while capitalizing on Canmore’s strong rental demand. Interiors include Samsung stainless steel appliances, quartz countertops, a gas fireplace, luxury vinyl flooring, and a private balcony. Enjoy two shared hot tubs in a landscaped courtyard, plus secure bike and ski storage. Lofted suites with rooftop patios are pre-engineered for hot tubs, saunas, or fire tables. Whether for personal use or investment, Grizzly Ridge Suites offers comfort, style, and a seamless connection to nature—just steps from the Legacy Trail and downtown Canmore.



Built in 2027

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264460    |
| Price          | \$1,260,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 850         |
| Acres          | 0.00        |

|            |                   |
|------------|-------------------|
| Year Built | 2027              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | A303, 1727 Mountain Avenue |
| Subdivision | Bow Valley Trail           |
| City        | Canmore                    |
| County      | Bighorn No. 8, M.D. of     |
| Province    | Alberta                    |
| Postal Code | T1W 2W1                    |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Visitor Parking, Spa/Hot Tub |
| Parking Spaces | 1                                             |
| Parking        | Stall                                         |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Open Floorplan                                           |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                    |
| Cooling           | Central Air                                              |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 1                                                        |
| Fireplaces        | Gas, Living Room                                         |
| # of Stories      | 4                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Asphalt Shingle    |
| Construction      | Mixed              |

### Additional Information

|             |                       |
|-------------|-----------------------|
| Date Listed | October 15th, 2025    |
| Zoning      | VISITOR ACCOMMODATION |

### Listing Details

Listing Office

CENTURY 21 NORDIC REALTY

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