

\$703,500 - 217, 101 Montane Road, Canmore

MLS® #A2259583

\$703,500

1 Bedroom, 1.00 Bathroom, 607 sqft
Single Family on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Your opportunity to invest in one of Canmore's most desirable real estate sectors has arrived—just in time for the upcoming ski season. Inside, you'll find a generously equipped kitchen, dining area, and a cozy living room centered around a gas fireplace. The spacious bedroom connects directly to the main 4-piece bath, enhanced with newly installed glass shower doors. A private, sunny south-facing balcony invites you to sip your morning coffee while breathing in the fresh mountain air. In-suite laundry, a private BBQ with gas hook-up, and a secure owner's closet complete the offering. The Lodges of Canmore provides exceptional amenities including a year-round heated outdoor pool, multiple hot tubs, a fitness centre, and secure underground parking. With zoning that permits short-term rentals, this suite presents the perfect opportunity to enjoy the mountain lifestyle while generating reliable revenue from Canmore's thriving year-round tourism market. Ideally located within walking distance to restaurants, spas, gyms, the dog park, public transit, and an extensive trail network, it is the perfect balance of lifestyle and investment. The list price includes GST. Consult an Accountant to discuss deferral options. (id:6289)

Built in 2009

Essential Information



Listing #	A2259583
Price	\$703,500
Bedrooms	1
Bathrooms	1.00
Square Footage	607
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	217, 101 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
Province	Alberta
Postal Code	T1W0G2

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Shopping, Exercise Centre, Whirlpool
Features	No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Has Pool	Yes
Pool	Outdoor pool, Inground pool

Interior

Appliances	Refrigerator, Oven - Electric, Range - Electric, Dishwasher, Microwave, Window Coverings, Washer/Dryer Stack-Up
Heating	Baseboard heaters, In Floor Heating
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

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