

217, 101 Montane Road  
Canmore, Alberta

MLS # A2259583

**\$703,500**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Bow Valley Trail                   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 607 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                             |            |                       |
|-------------|-------------------------------------------------------------|------------|-----------------------|
| Heating:    | Baseboard, In Floor                                         | Water:     | -                     |
| Floors:     | Laminate, Tile                                              | Sewer:     | -                     |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | \$ 591                |
| Basement:   | -                                                           | LLD:       | -                     |
| Exterior:   | Wood Frame, Wood Siding                                     | Zoning:    | Visitor Accommodation |
| Foundation: | Poured Concrete                                             | Utilities: | -                     |
| Features:   | Laminate Counters, No Smoking Home, Open Floorplan, Storage |            |                       |
| Inclusions: | None                                                        |            |                       |

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.