



GRASSROOTS
REALTY GROUP

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201, 109 Montane Road
Canmore, Alberta

MLS # A2228223



\$999,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 713
LLD:	-
Zoning:	Other
Utilities:	-

Inclusions: All furniture, furnishings, artwork needed for rental pool

This beautifully updated 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience. As a fully renovated end unit with only one attached neighbour, you'll enjoy added privacy and spectacular mountain views from nearly every window. Ideally located near the hot tub and gym, and just a short stroll to downtown Canmore, shopping, and scenic river pathways, this property puts the best of the Bow Valley right at your doorstep. Whether you're looking for a personal mountain escape or a high-performing short-term rental, this unit delivers. With its prime location and desirable features, it offers excellent revenue potential when not being used personally. Turn the key and start enjoying everything this mountain lifestyle has to offer. List price is subject to GST