



**GRASSROOTS**  
REALTY GROUP

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326, 109 Montane Road  
Canmore, Alberta

MLS # A2233342



**\$899,000**

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	673 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Fireplace(s)
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Stone, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 570
LLD:	-
Zoning:	BVT
Utilities:	-

**Inclusions:** All existing furniture is included as part of the sale.

**TOP FLOOR | \$85K COMBINED RENTAL INCOME | Zoned for Nightly Rentals** This fully furnished 2-bed, 2-bath condo in The Lodges at Canmore offers exceptional short-term rental potential, generating \$85,000 last year through Airbnb, personal, and corporate rentals. Located on the top floor, this two-level unit features an open-concept layout, gas fireplace, large windows, and a private deck with stunning Lady MacDonald views. Upstairs, enjoy a private primary suite with ensuite. Amenities include a year-round heated pool, 3 hot tubs, fitness center, heated underground parking, and secure elevator access. Just a short walk to downtown, this property is ideal as a personal getaway or high-performing rental investment. Whether you're seeking a full-time residence, weekend retreat, or income property, this unit ticks all the boxes. All furniture is included in the sale. List price is subject to GST.