



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1215, 200 2 Avenue  
Dead Man's Flats, Alberta

MLS # A2234151



**\$649,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	552 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Post & Beam, Stone	Zoning:	Visitor Accomidation
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Welcome to an exceptional investment opportunity at Sparrowhawk Lodge! This stunning second floor, short-term rental in a brand-new condominium is fully turn-key, offering luxury at every corner with high-end finishes and meticulous attention to detail. The unit boasts breathtaking views and a private covered deck complete with a BBQ, perfect for enjoying the serene surroundings. Ready for its next discerning owner, this property provides both comfort and convenience in a resort-style short term rental community. Sparrowhawk Lodge offers an array of upscale amenities, including heated underground parking, dedicated ski and bike storage, a year-round heated outdoor swimming pool and hot tub, two communal fire pits, a state-of-the-art fitness center, a charming coffee shop, and an on-site liquor store—all just steps from your front door. For those who love the great outdoors, you're only 5 minutes from Canmore and 25 minutes from the world-renowned town of Banff. If you're an avid skier, here's your one stop shop to earn extra income, and have a place to stay during your trips to the mountains! This luxury property is a proven success on the short-term rental market, consistently performing with exceptional bookings. If you're looking for a solid return on investment, this is your opportunity to own in one of Alberta's most desirable locations. \*PLEASE NOTE- LIST PRICE DOES NOT INCLUDE APPLICABLE GST\*