



GRASSROOTS
REALTY GROUP

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**342, 901 Mountain Street
Canmore, Alberta**

MLS # A2235043



\$838,950

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 743
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Metal Frame, Stone	Zoning:	BVT-G 21 (Tourist Home)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: All Furnishings, Housewares, Artwork, Electronics, Window Coverings, BBQ

Discover the ideal blend of comfort, convenience, and investment potential in this beautifully laid-out 2 bedroom, 2 bathroom condo, zoned Tourist Home, in the highly desirable Grande Rockies Resort. Thoughtfully designed and well-appointed, this unit offers the flexibility to enjoy as your own mountain retreat for personal use, or generate strong income through short- or long-term rentals. You will enjoy relaxing by the fireplace after a day outdoors. The kitchen makes entertaining easy. Take advantage of premium onsite amenities including an indoor pool with waterslide, indoor/outdoor hot tubs, a kiddie pool, restaurant and a fully equipped fitness room. Just a short stroll from downtown Canmore, you're minutes away from shops, restaurants, and picturesque walking and biking trails. Your mountain lifestyle awaits… whether you are seeking adventure, relaxation, or a smart investment, this fully equipped property delivers on all fronts. Come, see for yourself and we think you will agree.