



**GRASSROOTS**  
REALTY GROUP

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

209, 901 Mountain Street  
Canmore, Alberta

MLS # A2235487



**\$724,448**

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	526 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Slate, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	-
Features:	Elevator, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 554
LLD:	-
Zoning:	Hotel Condo
Utilities:	-

Inclusions: N/A

Take advantage of a rare opportunity to close immediately and step into over \$30,000 in confirmed summer rental income with this high-performing Airbnb unit in the Grande Rockies Resort—just minutes from downtown Canmore! This fully furnished 1-bedroom, 1-bathroom corner suite is turnkey and ready to generate revenue from day one. The smart layout offers a larger, brighter bedroom than most units and sleeps up to 4 guests with a convenient sofa bed. The well-equipped kitchen features granite countertops and SS appliances, wide vinyl plank flooring, an updated bathroom, King bed, & AC add comfort. 2 TVs, a newer in-suite washer/dryer & digital keylock system. Guests enjoy premium resort amenities including a large indoor pool with waterslide, indoor/outdoor hot tub, splash zone for kids, on-site Grande Kitchen & Bar, heated underground parking, & a walkable location close to Canmore's best restaurants, shops, and trails. This south-facing corner unit offers spectacular mountain views and is consistently one of the more desirable bookings in the resort. All furnishings and inventory are included—just take ownership and start earning immediately. Price is \$689,950 + GST - GST may be deferred under the Excise Tax Act.