



GRASSROOTS
REALTY GROUP

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

302, 1818 Mountain Avenue
Canmore, Alberta

MLS # A2238733

\$797,000



Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,162
Basement:	-	LLD:	-
Exterior:	Stone	Zoning:	BVT-G
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Fully furnished except for patio furniture.

Welcome to your perfect Canmore vacation home offering revenue income from short-term rentals while you're not using it! This Tourist Home condo in Silver Creek Lodge is Canmore's most flexible zoning, permitting both short-term guest rental or full-time/part-time personal use as your own private mountain retreat. The rarely offered 3rd floor location means you have nobody above you, and spectacular unobstructed mountain views of Mount Lady Macdonald and Grotto Mountain from the expansive deck. Luxuriously finished throughout with granite countertops, stainless appliances, and a full suite of furnishings for your immediate enjoyment. The 2 master bedrooms each come with their own ensuites, plus a pull out sofa bed in the living room provides accommodations for the whole family. Relax in the hot tubs, steam room and gym, or spoil yourself at the on-site Bodhi Wellness and Spa and dinner from the Wild Orchid Bistro. Having only been used for personal use by the sellers for the last 9 years, this condo shows beautifully. Offered fully-furnished, this condo is ready for your immediate enjoyment – or act quickly and make the most of revenue income from summer guest rentals!