



GRASSROOTS
REALTY GROUP

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107, 107 Montane Road SW
Canmore, Alberta

MLS # A2239506



\$1,038,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Tourist Home
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: BBQ, Portable AC

This renovated/furnished 2-bedroom, 2-bath condo was expertly designed for both personal enjoyment and premium short-term rental income. It boasts a spacious layout highlighted by a cozy fireplace, expansive windows, and a private sun-drenched deck. The master suite is tucked away providing a serene private escape and includes a 3-piece ensuite. Professionally managed as a vacation rental with a strong booking history, this residence also offers the flexibility to self-manage or use as your own exclusive getaway. Residents and guests enjoy exceptional amenities: a year-round heated outdoor pool, secluded tubs, fitness centre, heated underground parking, and secure access. Located just minutes from Canmore's vibrant downtown, it's perfectly positioned to capture the best of mountain living and vacation rental demand. Natural gas, cable TV and internet are included. GST is included in the asking price, which may be deferred.