



**GRASSROOTS**  
REALTY GROUP

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106, 107 Montane Road  
Canmore, Alberta

MLS # A2241440



**\$1,017,450**

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, See Remarks, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 725
LLD:	-
Zoning:	Hotel condo
Utilities:	-

**Inclusions:** all furniture, small appliances, artwork, linens, tv

Welcome to your turnkey mountain retreat at the Lodge of Canmore &mdash; a beautifully renovated and fully furnished 2-bedroom, 2-bathroom ground floor apartment with the rare flexibility to Airbnb when you're not enjoying it yourself. This stylish and thoughtfully updated unit features a modern kitchen, refreshed bathrooms, and cozy living spaces &mdash; all designed for comfort and function. Step outside and you're just moments from the heated outdoor pool, hot tubs, and fitness centre, or take a short stroll to vibrant downtown Canmore with its shops, dining, and trails. Whether you're looking for a personal getaway, an income-generating investment, or both, this property delivers with strong short-term rental potential in a highly sought-after location.