



**GRASSROOTS**  
REALTY GROUP

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**113, 1106 Bow Valley Trail  
Canmore, Alberta**

**MLS # A2243031**

**\$945,000**



<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	BVT, Visitor Accommodatio
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** N/A

Don't miss out on the opportunity to own a brand-new Visitor Accommodation unit in the well-established Residences at Basecamp. This south-facing, single-level condo offers stunning mountain views, barrier-free entry, and a thoughtfully designed layout with 2 bedrooms and 2 full bathrooms. The open-concept living area features a queen-size sofa bed, while the executive kitchen is equipped with high-end stainless steel appliances and a breakfast bar. The primary bedroom includes a queen bed with private ensuite, and the second bedroom offers twin-over-double bunk beds—perfect for guests or families. Enjoy modern comforts like in-suite laundry, premium streaming services, and ample storage throughout. Located just a short walk to Elevation Place, the Shops of Canmore, and the restaurants and amenities along Bow Valley Trail, this unit is perfectly situated for convenience and lifestyle. With zoning that allows for Short Term Rentals, this property is a flexible option for personal use or as a lucrative investment—June 2025 Airbnb earnings alone exceeded \$16,000. Whether you're looking for a weekend getaway or a high-performing rental asset, this turnkey mountain retreat checks all the boxes.