



**GRASSROOTS**  
REALTY GROUP

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2206, 200 2ND Avenue  
Dead Man's Flats, Alberta

MLS # A2243662



**\$892,395**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Common, Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 831
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	Residential Short term re
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** BBQ, all furniture including patio furniture, dishes, cutlery, glassware, artwork, decor, lamps and electronics.

Looking to invest in the Rockies? Located just minutes from Canmore, this condo at Sparrowhawk Lodge offers everything you need: fully furnished including extras, smart layout, and unbeatable amenities. Situated creekside on the second floor, it captures serenity and privacy. Featuring two spacious bedrooms, a bright open living space, and full access to a heated pool, hot tub, underground parking, and storage locker. Surrounded by world-class trails and natural beauty, this property appeals to both guests and long-term value seekers. A turnkey opportunity in a growing community with strong rental demand.