



GRASSROOTS
REALTY GROUP

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4, 506 Bow Valley Trail
Canmore, Alberta

MLS # A2254660



\$1,790,000

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,465 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 968
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	BVT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: hot tub

Seize the rare opportunity to own a luxury short-term rental property in the very heart of Canmore. At Memory Lodge, every detail has been designed for both indulgence and investment, making it the perfect home for platforms like Airbnb and VRBO. This three-bedroom, three-and-a-half-bath townhouse is more than a property—it is an experience. Step inside and be welcomed by soaring ceilings and a layout crafted for comfort and privacy. The master suite, crowned with a twelve-foot ceiling, opens onto a generous rooftop deck where a private hot tub awaits. Here, your guests can unwind beneath the stars, gazing at the breathtaking Three Sisters after a day of hiking, skiing, or simply exploring the charm of downtown Canmore, just steps away from cafés, restaurants, and boutique shops. Two additional suites on the upper level provide maximum privacy, while the second-floor living and dining space creates the perfect gathering place for families and friends. A private attached garage offers both convenience and security, ideal for storing sports equipment or ensuring peace of mind for every stay. With triple-pane windows and superior soundproofing, tranquility is guaranteed, even in the heart of the Rockies. Listed at \$1.79 million, GST included, this home is not just a retreat but also a proven income-generating investment—currently earning approximately \$160,000 annually, with potential to reach up to \$180,000. Memory Lodge is fully turnkey, allowing you to begin earning from day one. This is more than real estate. It is your chance to own a piece of the Rockies—and to make it part of your legacy.