



GRASSROOTS
REALTY GROUP

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217, 109 Montane Road
Canmore, Alberta

MLS # A2256630



\$895,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	BVT-G
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Ideal Mountain Gateway With Flexible Zoning! This beautifully appointed two bedroom, two bathroom condo offers the ultimate blend of relaxation and investment opportunity. Situated in the second phase of the Lodges, walking distance to downtown, the Bow River and many of Bow Valley's popular attractions. Ideal as a personal retreat or revenue-generating property, this unit offers short-term rental potential on platforms like Airbnb and VRBO. Whether you're seeking a weekend getaway, a full-time residence or an income property, this mountain condo checks every box. An open concept living, dining room and kitchen welcome you. Two spacious bedrooms and two full bathrooms plus in suite laundry. Beautifully appointed deck offers stunning mountain views. With heated underground parking, fitness centre, hot tub and outdoor pool, this fully furnished property has everything you could ask for in a mountain retreat. Property being sold fully furnished.