



GRASSROOTS
REALTY GROUP

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**132, 901 Mountain Street
Canmore, Alberta**

MLS # A2256754



\$702,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Wood Siding	Zoning:	Visitor Accommodation
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: All Inventory

Freedom, Lifestyle & Investment—All in One; This turn-key hotel condo at Grande Rockies Resort offers the rare combination of personal freedom and steady returns. Successfully self-managed through Airbnb & VRBO for years, it's already proven as an income generator. Inside, enjoy a stylish kitchen with stainless steel appliances & granite counters, vinyl plank floors, modern bathroom, gas fireplace, in-suite laundry, and tasteful décor—including a pullout couch for extra guests. A titled, secured underground parking stall adds convenience. Resort-style amenities make Grande Rockies a favorite: indoor pool with kids' play area & waterslide, indoor/outdoor hot tubs, fitness center, plus the highly rated "Kitchen & Bar" restaurant serving globally inspired dishes with Eastern flair. The building's recent renovations bring a bright, fresh look. Just a short walk to downtown Canmore, the Shops of Canmore, and Elevation Place. With hotel condos showing impressive appreciation, this is your chance to own both a mountain lifestyle retreat and a proven investment. List Price includes 5% GST Tax which buyers can defer if they are GST registrants. Consult your professional accountant!