



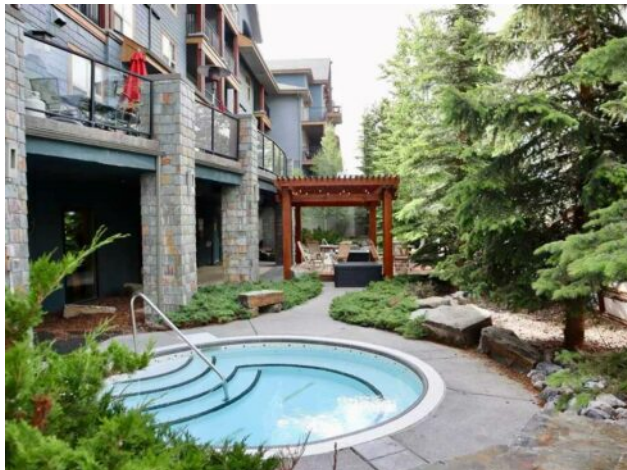
GRASSROOTS
REALTY GROUP

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317, 1818 Mountain Ave
Canmore, Alberta

MLS # A2264214

\$869,000



Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	830 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	1.49 Acres		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,073
Basement:	-	LLD:	-
Exterior:	Asphalt, Brick, Wood Siding	Zoning:	Hotel Condo
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: all the furniture, decorations, house ware,

270 Degree Mountain view. Top Floor and end unit, This Hotel Condo zoning, offers you an great investment. This fully furnished 2-bedroom, 2-bathroom condo is designed for comfort and convenience, with an open-concept layout that seamlessly connects the spacious kitchen, and living room. A cozy fireplace creates the ideal setting to relax after a day of exploring the Rockies. Both bedrooms are generously sized, each featuring a king bed, and with the addition of a sofa bed, the property comfortably sleeps up to six guests. Step onto your private south-facing deck to enjoy sweeping views of the iconic mountain peaks, an ideal spot for morning coffee or evening barbecues. Additional highlights include in-suite laundry, ample storage, two outdoor hot tubs, a fitness room, and secure heated underground parking. With its prime location, you'll be just steps from downtown Canmore's shops, restaurants, cafes, and trail network, making it easy to enjoy everything this vibrant mountain community has to offer. This is a rare opportunity to own a mountain retreat with both lifestyle and investment benefits.