

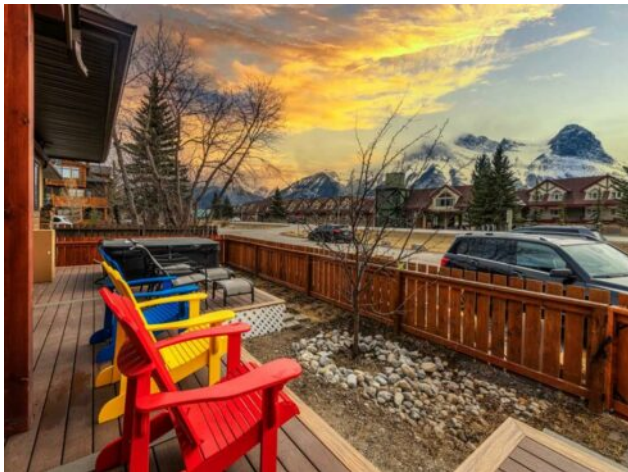


GRASSROOTS
REALTY GROUP

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1, 1406 2nd Avenue
Canmore, Alberta

MLS # A2269599



\$1,360,000

Division:	Teepee Town		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,001 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parkade		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	Crawl Space	LLD:	-
Exterior:	Asphalt	Zoning:	tourist home
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

PRIME Teepee Town TOURIST HOME CONDO, STUNNING MOUNTAIN VIEWS! Turn key opportunity with this beautiful 4 Plex Home, zoned Tourist Home. You can choose to live there full time as your home or to run it as short-term rental, or seasonal personal mountain retreat for the friends and families. This wonderful property has its own yard, fully fenced with a gate, and HUGE Patio where you have your own private hot tub. The home is equipped with 3 bedroom rentals in the complex. 2 baths. The gorgeous mountain views from every window of the front. The kitchen comes complete with an L shape Island eating bar and is open to the dining and living room areas. It can host up to 10 guests with the set up of 2 King beds, 3 queen beds in the home. The home also come with 3 secured parking delegated to this Unit. The Crawl space is definitely a gem added to the beauty of this home. It can be used as a storage for the operation of your short term rental business. GST Included in the Listing Price.