



GRASSROOTS
REALTY GROUP

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**321, 901 Mountain Street
Canmore, Alberta**

MLS # A2276163



\$834,750

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant	Water:	-
Floors:	Laminate, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 743
Basement:	-	LLD:	-
Exterior:	Metal Frame, Stone	Zoning:	BVT-g 21 Tourist Home Wit
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, No Animal Home, Recreation Facilities, See Remarks		

Inclusions: all furnishings, housewares, electronics, artwork, window coverings, bbq

This 2-bedroom, 2-bath condo offers an efficient 692 sq. ft. layout and stunning mountain views of the iconic Three Sisters. Located in the desirable Grande Resort, you'll love the easy walk to downtown shops, the river, and an extensive network of biking and walking trails. After a day of adventure, unwind in the indoor/outdoor hot tub, enjoy the indoor pool with waterslide, or let the little ones splash in the kiddie pool. On-site amenities, including a restaurant, spa, and fitness room create a complete resort experience, perfect for owners and guests to rest and recharge. The cozy living space features a gas fireplace for relaxing evenings and a covered deck where you can take in unforgettable mountain sunsets. A rare opportunity, this unit shares a common foyer with its adjoining 1-bedroom neighbor (also available), allowing the potential to combine both into a 3-bedroom, 3-bath configuration. Zoned as a Tourist Home, the condo offers exceptional flexibility for short-term or long-term rentals, making it an ideal mountain retreat and investment.