



**GRASSROOTS**  
REALTY GROUP

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**C202, 1727 Mountain Avenue  
Canmore, Alberta**

**MLS # A2276471**



**\$682,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bow Valley Trail                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 574 sq.ft.                         | <b>Age:</b>   | 2027 (-2 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade, Stall           |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                       |
|--------------------|---------------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas |
| <b>Floors:</b>     | Tile, Vinyl Plank                     |
| <b>Roof:</b>       | Asphalt Shingle                       |
| <b>Basement:</b>   | -                                     |
| <b>Exterior:</b>   | Mixed                                 |
| <b>Foundation:</b> | -                                     |
| <b>Features:</b>   | Open Floorplan                        |

|                   |                       |
|-------------------|-----------------------|
| <b>Water:</b>     | -                     |
| <b>Sewer:</b>     | -                     |
| <b>Condo Fee:</b> | \$ 695                |
| <b>LLD:</b>       | -                     |
| <b>Zoning:</b>    | VISITOR ACCOMMODATION |
| <b>Utilities:</b> | -                     |

**Inclusions:** na

Nestled in the heart of Canmore, Grizzly Ridge Suites is a curated collection of 66 modern alpine condominiums that embody contemporary mountain living. Each suite features elevated finishes, functional layouts, and a prime location offering adventure in every direction. Zoned for short-term nightly rentals, these homes provide the freedom to enjoy your own retreat while capitalizing on Canmore's strong rental demand. Interiors include Samsung stainless steel appliances, quartz countertops, a gas fireplace, luxury vinyl flooring, and a private balcony. Enjoy two shared hot tubs in a landscaped courtyard, plus secure bike and ski storage. Lofted suites with rooftop patios are pre-engineered for hot tubs, saunas, or fire tables. Whether for personal use or investment, Grizzly Ridge Suites offers comfort, style, and a seamless connection to nature—just steps from the Legacy Trail and downtown Canmore.