



**108, 1717 Bow Valley Trail  
Canmore, Alberta**

**MLS # A2277485**



**\$868,350**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Parkade, Parking Lot, Unassigned		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 780
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Visitor Accommodation
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** na

Nestled amidst the stunning Rocky Mountains, Alpine seamlessly blends rustic charm with modern luxury, creating a unique retreat for all seasons. This four-story boutique building features a variety of living options, from cozy studio suites to spacious 1-, 2-, and 3-bedroom condos, each thoughtfully designed to foster a vibrant community. With its striking contemporary A-Frame architecture, Alpine offers breathtaking panoramic mountain views, modern amenities, and a rooftop patio complete with saunas and spas. Developed by Highpoint Developments, this property is ideal for personal getaways or as a lucrative investment opportunity through platforms like Airbnb and VRBO. Committed to excellence in owner and guest satisfaction, Alpine promises a sophisticated alpine lifestyle with the potential for significant rental income. Highpoint Developments has a proven track record with successful projects across Canada, including the sold-out Ascent Canmore and Cascade Canmore. Experience the perfect balance of nature and luxury at Alpine Canmore. **\*\*LIST PRICE INCLUDES GST WHICH MAY BE DEFFERABLE, PLEASE CONTACT YOUR ACCOUNTANT TO DISCUSS\*\***