



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

MLS # A2279119



\$682,500

Division: Bow Valley Trail

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Multi Level Unit

Size: 574 sq.ft. **Age:** 2027 (-1 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Parkade, Stall

Lot Size: -

Lot Feat: -

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 695

Basement: -

LLD: -

Exterior: Mixed

Zoning: VISITOR ACCOMMODATION

Foundation: -

Utilities: -

Features: Open Floorplan

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.