



**2203D, 250 2ND Avenue
Dead Man's Flats, Alberta**

MLS # A2287424



\$199,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,258 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s), Natural Gas, Radiant

Floors: Carpet, Tile

Roof: -

Basement: -

Exterior: Stone, Wood Frame, Wood Siding

Foundation: -

Features: Kitchen Island, Open Floorplan, Recreation Facilities

Water: -

Sewer: -

Condo Fee: \$ 427

LLD: -

Zoning: Hotel Condo

Utilities: -

Inclusions: All furniture, all artwork, all linens, all kitchenware,

This 3-bedroom, 2-bath fractional condo in Dead Man's Flats offers a 1/4 share (13 weeks per year) in Rotation D — a practical way to enjoy the Bow Valley without the full-time cost of owning outright. Spread over two levels and fully furnished, it's ideal for family getaways, ski weekends, and hosting friends. The NE-facing balcony offers beautiful mountain views. Owners have access to an outdoor hot pool, and when you're not using your weeks, the in-house rental management makes it a genuinely hands-off experience. Dead Man's Flats offers quick access to Canmore, Banff, and Kananaskis, with year-round recreation in every direction. Own your own mtn paradise!