



102, 1717A Mountain Avenue
Canmore, Alberta

MLS # A2296484



\$809,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Teepee Town | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 549 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 1 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 583 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | BVT |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Separate Entrance | | |

Inclusions: All furniture and items currently within the unit are included

Wake up to breathtaking Rocky Mountain views in this beautifully designed one-bedroom retreat, perfectly positioned in a peaceful mountain setting. Thoughtfully designed with an open-concept layout, the home features a warm and inviting living space with large windows that fill the home with natural light. The living room offers the perfect place to unwind beside the cozy fireplace after a day exploring the mountains, while a convenient sofa bed provides additional sleeping space for guests. The modern kitchen is both stylish and functional, featuring sleek finishes, stainless steel appliances, and a spacious island. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market. The list price includes GST. Consult an Accountant to discuss deferral options.