



201, 825 8th Street
Canmore, Alberta

MLS # A2296976



\$3,199,000

Division:	Town Centre_Canmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	2,268 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 750
Basement:	-	LLD:	-
Exterior:	Unknown	Zoning:	R1
Foundation:	-	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Investor alert! 825 8th delivers elevated mountain living with a modern edge—and exceptional short-term rental potential. This boutique three-storey building offers an unbeatable location paired with high-end finishes throughout. This 4-bed, 4-bath property spans 2,268 sq ft, thoughtfully designed to capture panoramic mountain views while maximizing revenue from lucrative nightly rentals (projections exceeding \$300K). Built by a respected local developer, it features exposed timber beams, custom millwork, white oak floors, and A/C. The sleek kitchen anchors the space, while oversized patio doors open to a show-stopping 36-ft-wide deck (10+ ft deep)—engineered for a hot tub and perfectly positioned to take in sweeping views down the valley. Take it one step further and escape to the rooftop deck with 360° mountain views—from sunrise to sunset. Whether a private alpine retreat or a high-performing income property, this one delivers on every level. Detailed revenue projections available. One unit remains—secure your piece of luxury with built-in return. Please note GST is applicable, talk to your tax professional about deferring.