



1, 1406 2nd Avenue
Canmore, Alberta

MLS # A2297403



\$1,460,000

Division:	Teepee Town		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,001 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parkade		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	Crawl Space	LLD:	-
Exterior:	Asphalt	Zoning:	tourist home
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

PRIME Teepee Town TOURIST HOME CONDO, STUNNING MOUNTAIN VIEWS! Turn key opportunity with this beautiful 4 Plex Home, zoned Tourist Home. Private hot tub on mountain view deck. Fenced yard with fruit trees and garden plot. You can choose to live there full time as your home or to run it as short-term rental, or seasonal personal mountain retreat for the friends and families. Gross Revenue approximately \$160,000 in 2025. This wonderful property has its own yard, fully fenced with a gate, and HUGE Patio where you have your own private hot tub. The home is equipped with 3 bedroom rentals in the complex. 2 baths. The gorgeous mountain views from every front window of the house. The kitchen comes complete with an L shape Island eating bar and is open to the dining and living room areas. Unit has new flooring in 2026. Appliance including fridge, wall oven, dishwasher, washer and dryer replaced with new one in 2021. It can host up to 10 guests with the set up of 2 King beds in the two large bedrooms, 3 queen beds in the 3rd bedroom of this lovely home. The home also comes with 3 parking delegated to this Unit. Air Condition. The spacious Crawl space is definitely a hidden gem added to the beauty of this home. It can be used as a storage for the operation of your short term rental business. GST is Included in the Listing Price. Consult your account about the GST defer program.