



**324, 901 Mountain Street
Canmore, Alberta**

MLS # A2299110



\$898,800

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	908 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fireplace Insert, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,008
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	BVT-C
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Walk-In Closet(s)		

Inclusions: All furniture, decor, cookware, dishware, electronics, barbecue, window coverings

This corner unit at Grande Rockies puts you right in the middle of Canmore's short-term rental market in an amenities-rich building and an ideal, walkable location. With 908 square feet, two bedrooms and two full bathrooms, it's a perfect setup for guests and owners alike. The unit is fully turnkey, with a stocked kitchen, an open living space, a gas fireplace, and a private deck facing south and east. That corner exposure makes a noticeable difference. You get more natural light throughout the day and wide views toward the Three Sisters and surrounding ranges. The layout is practical and easy to maintain, which is key when you're running a rental. This suite is currently part of the in-house rental program, but you have the option to switch to self-management or another provider depending on how hands-on you'd like to be. Grande Rockies has some of the best amenities in town, which helps keep it competitive year-round. Guests and owners have access to a large indoor pool with a waterslide, an indoor/outdoor hot tub, a spacious fitness centre, and an on-site restaurant. The common areas are well-kept and designed with short-term stays in mind. Location is another strong point. You're a short walk to downtown shops, restaurants, and trails, and about 20 minutes from Banff. One titled underground parking stall is included. GST is included in the list price. Buyers should consult their accountant regarding eligibility for GST deferral. If you've been looking for a simple and smart way to enter Canmore's short-term rental market, this is an excellent option with great positioning.