



**401, 901 Mountain Street
Canmore, Alberta**

MLS # A2300172



\$1,535,000

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|------------------|---|---------------|-------------------|
| Division: | Bow Valley Trail | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 1,232 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Electric Gate, Heated Garage, Titled, Underground | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | - | | |

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|--------------------|--|
| Heating: | Boiler, Central, Electric, Fireplace(s), Natural Gas |
| Floors: | Carpet, Hardwood, Tile |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Concrete, Stone, Wood Siding |
| Foundation: | Poured Concrete, Slab |
| Features: | Breakfast Bar, Ceiling Fan(s) |

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|-------------------|----------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 1,476 |
| LLD: | - |
| Zoning: | BVT |
| Utilities: | - |

Inclusions: AS IS

Public Remark: Unlock exceptional returns with this exclusive, top guest-rated, two-story penthouse, uniquely positioned to capitalize on Canmore's booming short-term rental market. With panoramic views of the iconic Three Sisters Mountains, this rare offering presents a strategic opportunity to invest in one of the town's most sought-after resorts. Step inside to soaring vaulted ceilings, sleek polished tile, modern lighting, and rich engineered hardwood flooring throughout. The gourmet kitchen is a chef's dream, complete with granite countertops, premium appliances, and custom cabinetry—perfectly suited for discerning guests. After a day of mountain adventures, unwind by the inviting gas fireplace, creating the perfect setting for cozy evenings. Originally the showpiece suite of the development, this penthouse comes fully furnished with a stylish designer package and is ready for immediate rental. Guests will love the private covered deck with breathtaking southern mountain views. The resort's exceptional amenities include year-round access to an indoor pool with waterside, indoor/outdoor hot tub, and on-site dining at the Grande Kitchen & Bar. Located just a short walk from Canmore's vibrant main street, this property offers convenient access to top-tier shopping and dining. Bed + Den style layouts consistently rank among the top performers in the area, and this penthouse stands out as one of Canmore's highest-rated accommodations with lots of five-star reviews. Currently self-managed and thriving on both Vrbo and Airbnb, it offers immediate income potential. The list price includes GST (deferrable with a registered GST number), along with two titled underground parking stalls.