



**222Rot.A, 1818 Mountain Avenue
Canmore, Alberta**

MLS # A2301203



\$157,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Unassigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Stone, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	BVT-20 Visitor Accommodat
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, Recreation Facilities, Soaking Tub		

Inclusions: All furnishings, Housewares, Electronics and Artwork

Looking for an affordable entry into the Canmore market? This 1/4 share ownership unit offers you 12 weeks per year in the beautifully designed 888sqft 2 Bedroom/2Bath condo. From the moment you step inside, you'll feel right at home. The layout of this unit is ideal, with a central open concept main living area that offers a spacious and welcoming gathering space. Each of the bedrooms are thoughtfully positioned on either side of the main living area, providing a great separation between the private spaces. The wood and stone finishes throughout the unit further enhance the mountain retreat ambiance, creating a cozy and inviting atmosphere. You'll love the easy access to downtown shops and restaurants as well as walking/biking trails just outside your door. When you're not using the unit personally, rent it out through the managed rental program, and earn good returns on your investment. Own your mountain getaway in time for ski season!