



**GRASSROOTS**  
REALTY GROUP

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216, 901 Mountain Street  
Canmore, Alberta

MLS # A2116734



**\$817,950**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	689 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 715
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone	<b>Zoning:</b>	Tourist
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**TOURIST ZONED - SHORT TERM RENTAL - RENO'D BATHROOMS!!** Experience the ultimate getaway in Canmore's Grand Rockies Resort! Our 2-bed/2-bath short-term rental boasts updated bathrooms for a luxurious stay. Dive into relaxation in our indoor/outdoor hot tubs, make a splash in the pool with a thrilling waterslide, and indulge in culinary delights at the onsite Grande Restaurant. Located within walking distance to shopping, restaurants, and biking trails, outdoor enthusiasts will find their paradise. With heated underground parking, every convenience is yours to enjoy in this Rocky Mountain adventure hub.