



**GRASSROOTS**  
REALTY GROUP

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407, 901 Mountain Street  
Canmore, Alberta

MLS # A2120767



**\$2,199,750**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Bow Valley Trail                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Penthouse                                   |               |                   |
| <b>Size:</b>     | 2,450 sq.ft.                                | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | In Floor, Electric, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, Radiant | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 2,482 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Composite Siding, Metal Frame, Post & Beam   | <b>Zoning:</b>    | BVT-C    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot tub, Patio furniture, BBQ, Pool table, all electronics, all furniture, all window coverings, all kitchenware, all art.

An opportunity unlike any other has arrived to own a stunning, fully furnished unit in the Grande Rockies Resort of Canmore! This Hotel Condo is capable of short-term renting and your own personal luxury retreat in the Rockies. Unlike the newly built rental units of recent times this two level penthouse is airy and spacious including an enormous rooftop patio with its own private hot tub, two living areas, a pool table, three outdoor spaces, and a kitchen to make a Michelin star chef envious. The views from the hot tub on the rooftop patio face South, directly at the iconic Three Sisters mountain range while the other two balconies face South and South East on the main level - no other unit compares. The Grande Rockies Resort offers some of the best amenities for guests to enjoy including a manned front desk, restaurant, exercise room, large pool facility with splash pad, pool with waterslide, and an indoor/outdoor hot tub! This unit as a rental income generator has done exceptionally well in 2023, the financials are available upon request, but as a personal, luxury retreat this is in a league of its own! The list price includes GST, speak with your Realtor and/or accounting professional to discuss deferral options.