



**#108, 506 Bow Valley Trail
Canmore, Alberta**

MLS # A2131246



\$1,806,000

Division:	Bow Valley Trail		
Type:	Residential/Other		
Style:	4 Storey		
Size:	1,498 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 777
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	BVT-G
Foundation:	-	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Discover the extraordinary opportunity to own a short-term rental property in Canmore through platforms like Airbnb and VRBO. This impressive 3-bedroom, 3.5-bathroom townhouse features a generous mountain view deck (147 sq. ft.) and a convenient attached garage. Each unit offers a private entrance, ensuring solitude for all occupants. Scheduled for possession between July and September 2024, you can soon claim ownership in the heart of the Rockies. Memory Lodge, the eagerly awaited luxury visitor accommodation in Canmore, is ideally situated within walking distance of cafes, restaurants, shops, and picturesque walks. Crafted with luxury and comfort in mind, Memory Lodge ensures a delightful stay for your guests, blending seamlessly into its surroundings on Bow Valley Trail and fostering a natural connection to the environment. The townhouse features a spacious layout with high ceilings and a master bedroom on the top floor with a 12' ceiling, opening onto a vast 15' x 11' deck. Relax in the four-person hot tub on the rooftop deck and enjoy the stunning views of the Three Sisters mountains. The third floor hosts two symmetrical suites for ultimate privacy, while the second floor contains the living room and kitchen, perfect for guest interaction and gatherings. Additionally, the attached garage provides ample storage for sports equipment and enhances security for guest belongings. The property includes triple-layer windows and a superior wall structure for excellent noise reduction. Owning Memory Lodge offers you the chance to create lasting memories and establish a significant presence in the Rocky Mountains. This turnkey development is ready for immediate revenue generation, with a listing price of 1.72 million + GST. Professional advice or consultation with your accountant is advised for further financial guidance.