



GRASSROOTS
REALTY GROUP

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**228, 901 Mountain Street
Canmore, Alberta**

MLS # A2133274



\$898,800

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	820 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped, Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 818
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	TH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Recreation Facilities		

Inclusions: N/A

Seize an exceptional investment opportunity in Canmore's lucrative short-term rental market with this recently renovated, luxury 2-bedroom, 2-bathroom condo. This premium corner unit offers stunning mountain views from every window, an open-concept living space with an entertainer's kitchen featuring a breakfast bar, granite counters, slate flooring, and stainless steel appliances. The beautiful hardwood flooring extends into a spacious living and dining area, leading to a large patio with breathtaking vistas. The master suite includes an ensuite bath and walk-in closet. The complex offers top-tier amenities designed to attract renters, including an indoor/outdoor hot tub, swimming pool with waterslide, fitness room, restaurant/lounge, and heated underground parking. Currently managed by a top-performing company, this unit generated over \$114,000 in gross revenue last year and is nearly fully booked until September, ensuring immediate and steady cash flow for the new owner.