



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1-4, 1434 2nd Avenue
Canmore, Alberta

MLS # A2138980



\$2,178,750

Division:	Teepee Town		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	2,100 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Stall		
Lot Size:	-		
Lot Feat:	Views		

Heating: Geothermal

Water: Public

Floors: Other

Sewer: Public Sewer

Roof: Other

Condo Fee: \$ 1

Basement: None

LLD: -

Exterior: Other

Zoning: TPT-CR (Area C)

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)

Inclusions: n/a

Luxury Short Term Rental Townhomes with Mountain Views. Introducing a limited opportunity to own a luxury townhome in a premier 4-plex development with breathtaking mountain views! These townhomes are designed for both investment and lifestyle living with Tourist Home Zoning, allowing short-term rentals. These pre-construction units feature 4 bedrooms, each with its own ensuite bathroom, 4.5 bathrooms in total, and vaulted ceilings in the living room. Enjoy modern amenities like geothermal heating and cooling, a hot tub-ready top deck, and a convenient half garage-sized storage bay. Built to Platinum Level Standards, the highest level of certification by the Canadian Green Building Council. One of the four units features a 3-bedroom layout along with a separate studio apartment. Located within walking distance to downtown, you'll have easy access to a vibrant array of restaurants, cafes, and stores. With only 4 units available, now is the time to reserve your choice and secure your place in this exclusive opportunity. Unit 1 -West Unit \$2,250,000 Unit 2-North Unit (with Separate Apartment Suite) \$2,120,000 Unit 3 - South Unit \$2,250,000 Unit 4-East Unit \$2,075,000 All pricing Plus GST