



GRASSROOTS
REALTY GROUP

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**311, 901 Mountain Street
Canmore, Alberta**

MLS # A2143783



\$807,450

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	716 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	BVT-C, Tourist Home
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

Inclusions: All inventory

Attention Investors! Stunning 3rd level Grande Rockies Condo with Views! - This unit is a chance to get into the short-term rental market at an affordable price. The 2bed/2bath property sleeps 6. Located on the third level with stunning south-facing Three Sisters mountain views, your guests will be delighted. The Grande Rockies is a popular resort in Canmore within walking distance to downtown, shops and restaurants. With its big indoor pool and slide, indoor/outdoor hot tub, gym and restaurant in the building it's a favorite among Canmore visitors. The unit features a new beautiful vinyl plank flooring, granite counter tops, stainless steel appliances and a gas fireplace. It is turnkey ready and includes everything you need. Or use it as your own private retreat in the Rockies whenever you crave a time out. Park in your own titled underground parking stall and take the elevator up to your unit. Then go downstairs for a dip in the pool and a delicious meal. What a great retreat! Flexible zoning also allows long-term rentals or fulltime living. The list price includes 5% GST tax which most buyers would be able to defer. Consult with your professional accountant. Call now!