



**314, 109 Montane Road
Canmore, Alberta**

MLS # A2184164



\$665,000

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	644 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	Tourist Home
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Storage		

Inclusions: All furniture, portable AC unit

Very profitable short term rental property, grossing \$79k (plus taxes and levies) between Feb-Dec 2024 (ask for financials). Beautiful 1 bed 1.5 bath loft apartment in the much sought after Lodges Hotel in Canmore. The unit spans across two floors, with views and balcony facing Lady Macdonald and Grotto Mountain. 1 Bedroom upstairs with 4pc ensuite and open balcony onto the living room below. Living room includes wall mounted TV and new sofa bed in living room allowing 4 guests to stay comfortably. A desirable complex with one of the best outdoor pools in Canmore. All furniture included to make this unit completely turnkey for any investors looking for a great entry into the Canmore short term rental market.