



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

**MLS # A2184164**



**\$665,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Tourist Home
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.