



**GRASSROOTS**  
REALTY GROUP

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**115, 1206 Bow Valley Trail  
Canmore, Alberta**

**MLS # A2210208**



**\$749,900**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	654 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	Visitor Accommodation 20V
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		

**Inclusions:** Some furnishings included

A prime offering in Canmore's short-term rental market, this charming 2-bedroom, 1-bathroom visitor accommodation unit offers a modern, pet-friendly living space. With updated lighting, flooring, paint, quartz counters, kitchen cabinetry, and two patios with walkout access to green space, it's the perfect spot to unwind and soak in the iconic mountain views after a day of adventure. Ideally situated just steps from grocery stores, coffee shops, restaurants, and gear rentals, everything you or your guests need is right at your doorstep. Whether you're starting or expanding your short-term rental portfolio, or seeking a personal mountain getaway with income potential, this property is a great blend of lifestyle and investment in one of Canmore's most well-funded complexes. Household essentials and select furnishings are included, making it easy to start generating revenue immediately. See Brochure for more information on the short-term rental revenue proforma.