

\$665,000 - 314, 109 Montane Road, Canmore

MLS® #A2184164

\$665,000

1 Bedroom, 2.00 Bathroom, 644 sqft

Residential on 0.00 Acres

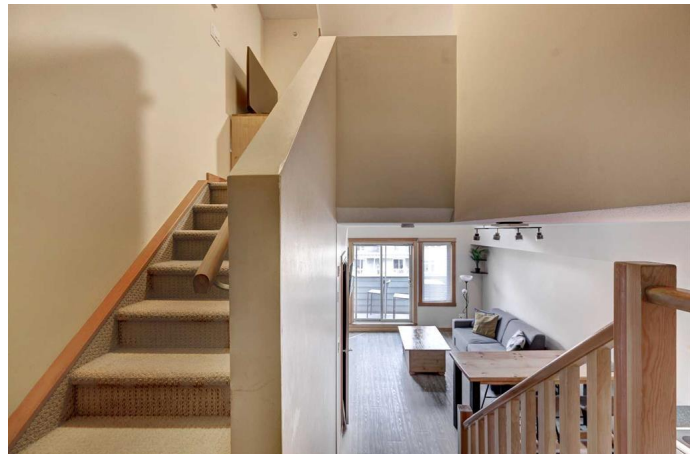
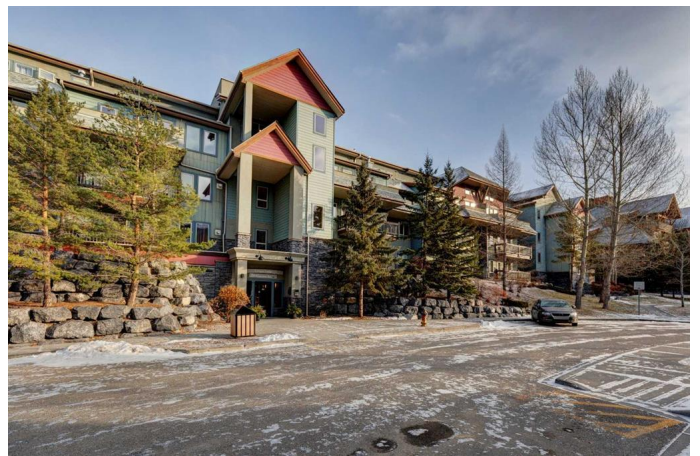
Bow Valley Trail, Canmore, Alberta

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.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2184164 |
| Price | \$665,000 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 644 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Residential |



| | |
|----------|-----------|
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 314, 109 Montane Road |
| Subdivision | Bow Valley Trail |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 3J2 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Outdoor Pool, Spa/Hot Tub |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Unassigned |
| # of Garages | 1 |
| Has Pool | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Laminate Counters, No Smoking Home, Storage |
| Appliances | Dishwasher, Electric Cooktop, Electric Oven, Freezer, Microwave, Refrigerator, Range, Washer/Dryer Stacked |
| Heating | Forced Air, Fireplace(s), Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| # of Stories | 4 |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Gas Grill |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | December 20th, 2024 |
|-------------|---------------------|

| | |
|----------------|--------------|
| Days on Market | 122 |
| Zoning | Tourist Home |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | GRASSROOTS REALTY GROUP |
|----------------|-------------------------|

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