

# \$639,888 - 2205, 200 2 Avenue, Dead Man's Flats

MLS® #A2211157

**\$639,888**

1 Bedroom, 1.00 Bathroom, 574 sqft  
Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

Welcome to your dream mountain escape! This newly built hotel condo is located in the highly sought after Sparrowhawk Lodge. Its orientation provides a private retreat that is perfect for you to enjoy your morning coffee and your evening beverage while soaking in the breathtaking sights and sounds. Nestled on the quiet side of the building, this unit offers a serene atmosphere with views of Grotto Mountain and the soothing sounds of Pigeon Creek. It provides an unparalleled sense of tranquility while being only minutes from Canmore and all of the adventure the Bow Valley has to offer. Whether you're exploring world-class hiking and biking trails, skiing in the winter, or simply unwinding in nature, this condo is the perfect home base. Designed for both personal enjoyment and investment, this unit has a proven track record as a successful five-star short-term rental, making it an excellent opportunity for those looking to generate income while owning a slice of mountain paradise. Guests and owners alike will love the year-round heated outdoor pool, relaxing hot tub, and well-equipped fitness centre - all set against the stunning natural backdrop of the Canadian Rockies. Inside, you'll find beautiful stainless steel appliances and stylish finishings that were hand-selected by a highly sought after interior designer. Along with having only one direct neighbour, facing the forest and Pigeon Creek will make you appreciate the extra privacy this condo offers - ideal for unwinding after a day



of mountain adventures. Whether you're looking for an investment property or a vacation getaway, this luxurious, fully furnished and well equipped condo checks all the boxes. This is your opportunity to secure your very own private mountain retreat!

\*Purchase price is subject to GST. Please check with your accountant regarding possible deferral.

Built in 2024

### **Essential Information**

MLS® #	A2211157
Price	\$639,888
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	574
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2205, 200 2 Avenue
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

### **Amenities**

Amenities	Fitness Center, Outdoor Pool, Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Wood Frame

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	13
Zoning	Hotel Condo

### **Listing Details**

Listing Office	RE/MAX Alpine Realty
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