

**217, 101 Montane Road
Canmore, Alberta**

MLS # A2259583



\$703,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Visitor Accommodation
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage		
Inclusions:	None		

Your opportunity to invest in one of Canmore's most desirable real estate sectors has arrived—just in time for the upcoming ski season. Inside, you'll find a generously equipped kitchen, dining area, and a cozy living room centered around a gas fireplace. The spacious bedroom connects directly to the main 4-piece bath, enhanced with newly installed glass shower doors. A private, sunny south-facing balcony invites you to sip your morning coffee while breathing in the fresh mountain air. In-suite laundry, a private BBQ with gas hook-up, and a secure owner's closet complete the offering. The Lodges of Canmore provides exceptional amenities including a year-round heated outdoor pool, multiple hot tubs, a fitness centre, and secure underground parking. With zoning that permits short-term rentals, this suite presents the perfect opportunity to enjoy the mountain lifestyle while generating reliable revenue from Canmore's thriving year-round tourism market. Ideally located within walking distance to restaurants, spas, gyms, the dog park, public transit, and an extensive trail network, it is the perfect balance of lifestyle and investment. The list price includes GST. Consult an Accountant to discuss deferral options.