

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

MLS® #A2184164

\$665,000

1 Bedroom, 2.00 Bathroom, 644 sqft

Residential on 0.00 Acres

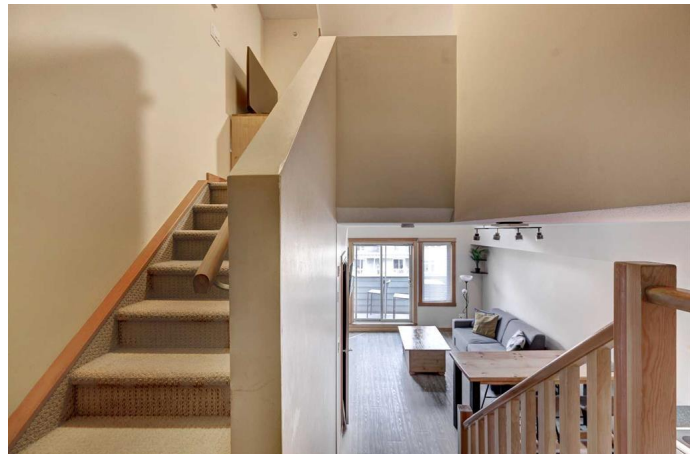
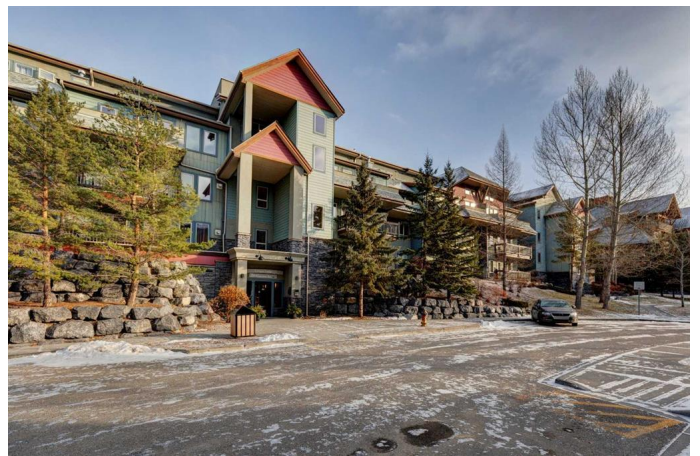
Bow Valley Trail, Canmore, Alberta

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, Microwave, Range, Refrigerator, Washer/Dryer Stacked, Electric Cooktop, Electric Oven, Freezer
Heating	Fireplace(s), Forced Air, 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	121
Zoning	Tourist Home

Listing Details

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.