

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

MLS® #A2184164

**\$665,000**

1 Bedroom, 2.00 Bathroom, 644 sqft

Residential on 0.00 Acres

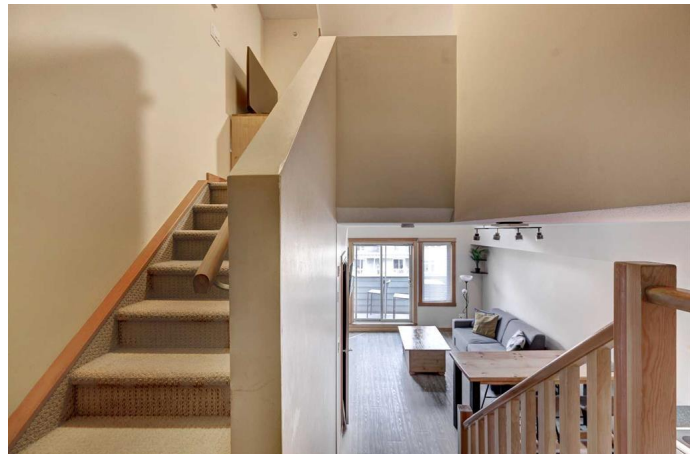
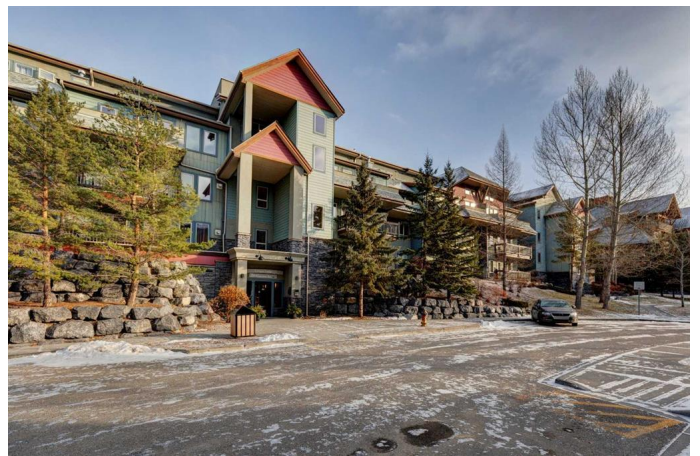
Bow Valley Trail, Canmore, Alberta

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
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Days on Market	120
Zoning	Tourist Home

## **Listing Details**

Listing Office	GRASSROOTS REALTY GROUP
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