

# \$945,000 - 150, 901 Benchlands Trail, Canmore

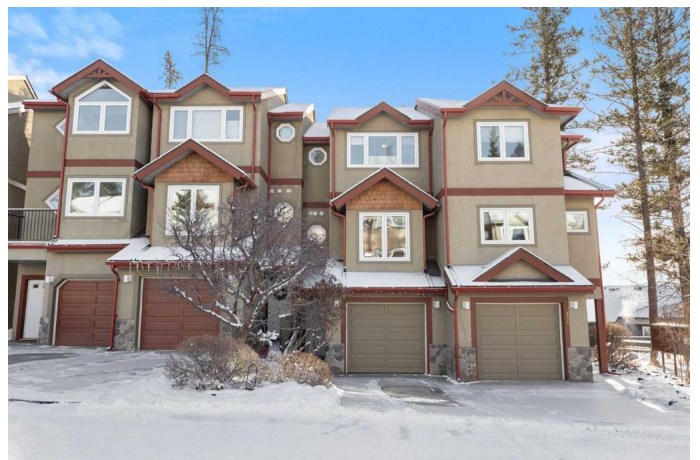
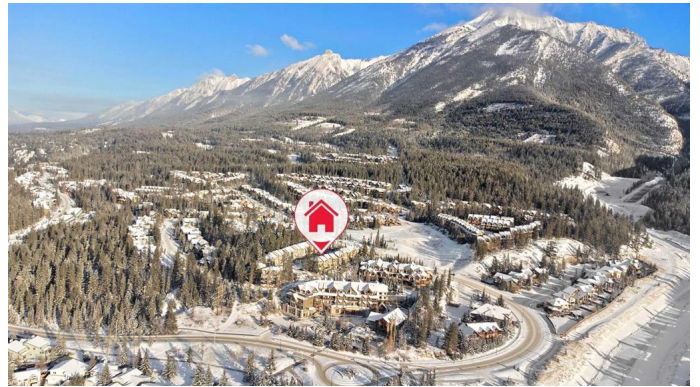
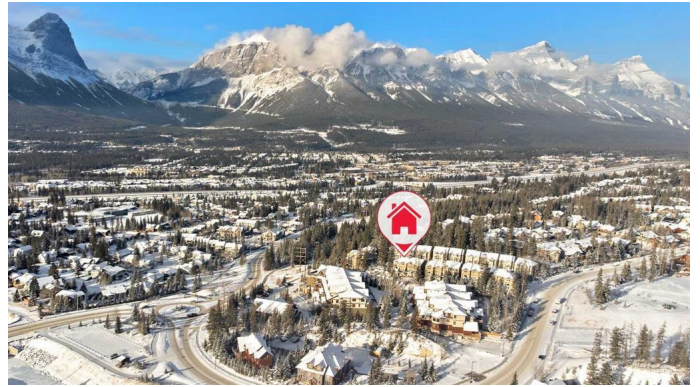
MLS® #A2194451

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,545 sqft  
Residential on 0.03 Acres

Benchlands, Canmore, Alberta

**\*\*OPEN HOUSE SUNDAY, MARCH 2 FROM 1-3PM\*\*** Affordable Canmore Living with the Best Views in Town! Think owning in Canmore is out of reach? Think again! This bright and spacious 3-bedroom, 3-bathroom townhouse offers an incredible opportunity to be part of this thriving mountain community while generating income at the same time. Perfect for investors, future residents, or those looking for a flexible living arrangement, this unique layout gives you options: keep the hotel-like ground-floor bedroom with its private bath and entrance for yourself while consistently renting out the rest, or live in the larger upper 2-bedroom, 2-bath space and rent the lower level for \$1,300â€“\$1,500/month to a long-term tenant with a need to reside. With average rental income of \$2,400â€“\$3,000/month for a 2-bedroom, you can cover your bills, condo fees, and even part of a mortgageâ€”a rare find in Canmore! Long-term rentals are not only allowed but essential for the townâ€™s young professionals and families. Canmore is facing a housing crisis, and by renting to a long-term resident, youâ€™re not just securing a great investmentâ€”youâ€™re also helping solve a critical housing shortage while having loyal long-term tenants cover your expenses. Itâ€™s a win-win that allows you to build equity and plan for your future lifestyle. This is the only unit in Catamount Court designed to let you earn income while keeping your own flexible retreat. Recent upgrades (2024)



include brand-new windows and coverings, a refinished deck with new railing, and custom epoxy countertops throughout. The stainless steel appliances, hardwood floors, and spacious bedrooms (with an ensuite roughed-in upstairs) add to the move-in-ready appeal. Enjoy ambient in-floor heating on the lower level, parking, a garage with automatic opener, two entrances, and two south-facing terraces with breathtaking views soaring over rooftops onto a shared green space. Step right out your back door onto a trail system leading to the mountains or downtown, all while being minutes from schools, bus transportation, and Cougar Creekâ€™s amenities. Situated in family-friendly Eagle Terrace, across from a playground and toboggan hill, this townhome is a rare gem that must be seen in person! Call your agent today to book a viewing!

Built in 1999

**Essential Information**

MLS® #	A2194451
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.03
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	150, 901 Benchlands Trail
Subdivision	Benchlands

City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2Z8

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking, Picnic Area
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Natural Woodwork, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range, Washer/Dryer Stacked
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	Other, Balcony
Lot Description	Views, Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	66
Zoning	R3

### **Listing Details**

Listing Office	eXp Realty
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