

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

MLS® #A2184164

## \$665,000

1 Bedroom, 2.00 Bathroom, 644 sqft

Residential on 0.00 Acres

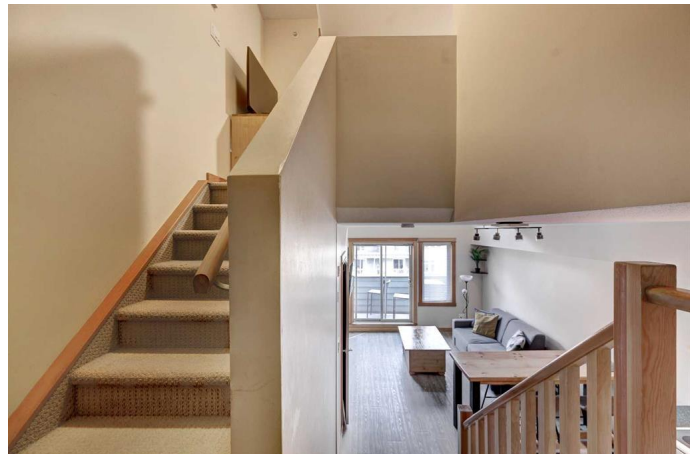
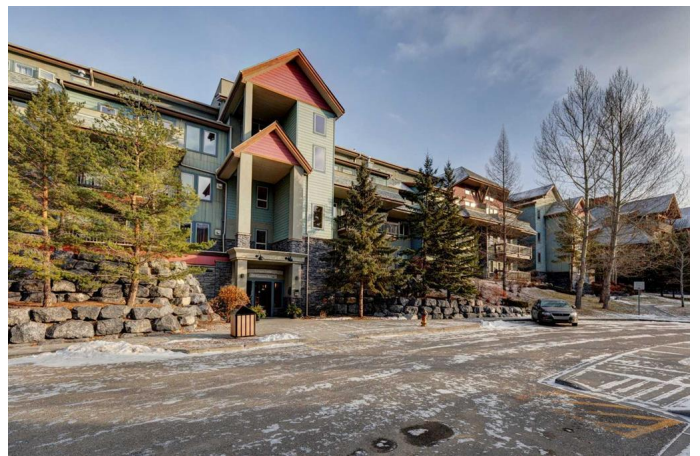
Bow Valley Trail, Canmore, Alberta

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 | 119          |
| Zoning         | Tourist Home |

## **Listing Details**

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

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