

\$999,000 - 7b, 1306 Bow Valley Trail, Canmore

MLS® #A2201700

\$999,000

3 Bedroom, 2.00 Bathroom, 1,343 sqft
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

This spacious 3-bed, 2-bath townhome in the heart of Canmore offers over 1300 square feet of living space & incredible potential as a short-term rental property. The layout is open and functional, with generous sized bedrooms, offering the ideal balance of comfort and convenience with ample space for family, guests, or nightly renters.

Step outside onto the large wrap-around deck to enjoy sweeping 180-degree south-facing mountain views. This prime central location is steps from the Family Rec Centre, shopping, multiple restaurants, & a sports rental shop making it the perfect spot for both personal enjoyment and as a lucrative short-term rental business. Canmore is a world-class leader of outdoor activities, including hiking, skiing, and biking, all right from its backyard.

The home has a private entrance and scramble parking in an open-use lot, making access easy for both owners and guests. A large lockable owner's closet & while close to train tracks, they don't blow a horn through Canmore, and with the bedrooms located on the quiet north end of the property, the sound is much less of an issue than you'd believe.

This property is ready for your personal touches, offering an exciting opportunity to create your dream mountain retreat while also providing a solid rental income. Don't miss out on the chance to own a piece of



Canmore's charm " reach out to schedule a private showing today!

Built in 1995

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2201700 |
| Price | \$999,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,343 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 7b, 1306 Bow Valley Trail |
| Subdivision | Bow Valley Trail |
| City | Canmore |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T1W 1N6 |

Amenities

| | |
|----------------|-----------------------|
| Amenities | Parking, Snow Removal |
| Parking Spaces | 1 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Lot Description | Other |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 30 |
| Zoning | Tourist |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.