

**221, 101 Montane Road  
Canmore, Alberta**

**MLS # A2227834**



**\$1,400,000**

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,008
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	Other
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Storage		

**Inclusions:** All furniture, furnishings, artwork needed for the rental pool

An exceptional opportunity to own one of the few 3-bedroom, 2-bathroom condos in the highly sought-after Lodges at Canmore. Approved for short-term rentals, this mountain-modern retreat is the perfect investment property with strong revenue potential—three-bedroom units are extremely rare in the local rental market and consistently generate substantial income. Bright and spacious with a south-facing orientation, the unit offers a stylish and comfortable interior ideal for both guests and personal use. Enjoy an open-concept layout designed for entertaining or relaxing after a day of mountain adventures. The Lodges at Canmore offers fantastic amenities including a year-round heated outdoor pool, three hot tubs, and a fully equipped fitness centre—all just steps from your door. Centrally located, you're within walking distance to downtown Canmore, scenic trails, and the Bow River pathway system. Whether you're seeking a high-performing income property or a versatile mountain getaway. The list price is subject to GST