

\$899,000 - 326, 109 Montane Road, Canmore

MLS® #A2233342

\$899,000

2 Bedroom, 2.00 Bathroom, 673 sqft
Single Family

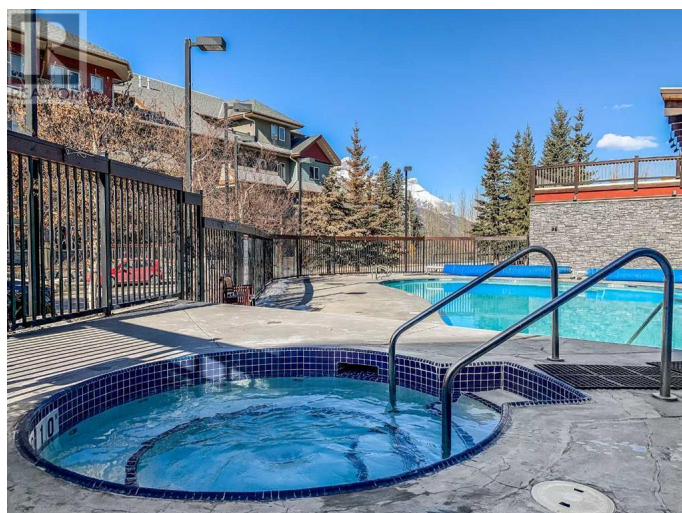
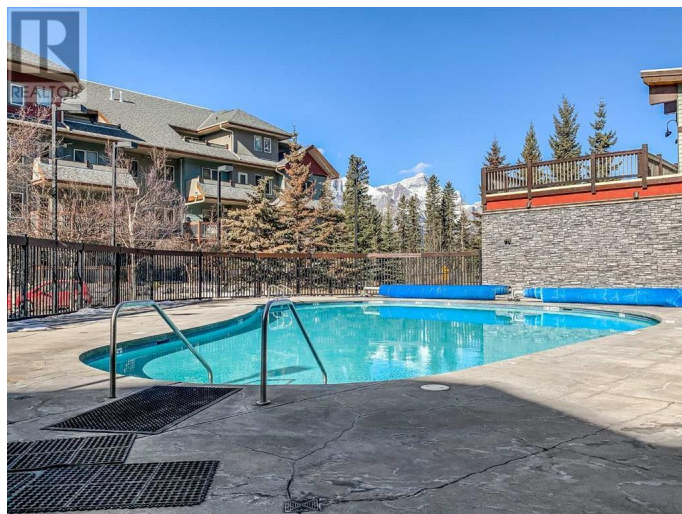
Bow Valley Trail, Canmore, Alberta

TOP FLOOR | \$85K COMBINED RENTAL INCOME | Zoned for Nightly Rentals This fully furnished 2-bed, 2-bath condo in The Lodges at Canmore offers exceptional short-term rental potential, generating \$85,000 last year through Airbnb, personal, and corporate rentals. Located on the top floor, this two-level unit features an open-concept layout, gas fireplace, large windows, and a private deck with stunning Lady MacDonald views. Upstairs, enjoy a private primary suite with ensuite. Amenities include a year-round heated pool, 3 hot tubs, fitness center, heated underground parking, and secure elevator access. Just a short walk to downtown, this property is ideal as a personal getaway or high-performing rental investment. Whether you're seeking a full-time residence, weekend retreat, or income property, this unit ticks all the boxes. All furniture is included in the sale. (id:6289)

Built in 2006

Essential Information

Listing #	A2233342
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Square Footage	673
Year Built	2006
Type	Single Family



Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	326, 109 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
Province	Alberta
Postal Code	T1W3J2

Amenities

Amenities	Playground, Recreation Nearby, Shopping, Exercise Centre, Whirlpool
Features	Closet Organizers, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Stove, Microwave, Window Coverings, Washer/Dryer Stack-Up
Heating	Baseboard heaters, Other, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Stone, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Confident Realty Inc
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