

# \$1,021,650 - 322, 107 Montane Road, Canmore

MLS® #A2215888

**\$1,021,650**

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Step right into a steady income stream with this two-storey Lodges penthouse condo zoned TOURIST HOME. One of Canmore's most sought after short-term rental properties this one is managed S&T Properties and already has a steady stream of reservations booked for you. Recently renovated this 2 bed 2 bath unit comes fully furnished with that famous Three Sisters View. Heated underground parking/a year round heated pool/3 hot tubs/fitness center and a 5 minute walk to downtown Canmore are just a few of the things that keep the guests coming back year after year!

Built in 2004

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2215888         |
| Price          | \$1,021,650      |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 938              |
| Acres          | 0.00             |
| Year Built     | 2004             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 322, 107 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), Fitness Center, Parking, Snow Removal, Storage, Bicycle Storage, Outdoor Pool |
| Parking Spaces | 1                                                                                          |
| Parking        | Parkade, Underground                                                                       |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Elevator |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Window Coverings                                                |
| Heating           | Baseboard, In Floor                                                                                                                |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                |
| # of Stories      | 3                                                                                                                                  |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Stone, Wood Siding      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 56               |
| Zoning         | r3               |

### Listing Details

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

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