



GRASSROOTS
REALTY GROUP

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221, 101 Montane Road
Canmore, Alberta

MLS # A2227834



\$1,400,000

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

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,008
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Other
Foundation:	-	Utilities:	-
Features:	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