



GRASSROOTS
REALTY GROUP

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1326, 301 2nd Avenue
Dead Man's Flats, Alberta

MLS # A2274171



\$1,698,716

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,749 sq.ft.	Age:	2029 (-3 yrs old)
Beds:	5	Baths:	4
Garage:	Parkade, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,605
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	Multi-Family
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

This well-designed 147-unit resort-style development is ideally located in the heart of the Bow Valley, surrounded by the Canadian Rockies and minutes from Canmore, Kananaskis, and Banff. The project features a strategic mix of short-term rental and tourist-zoned units, complemented by resort-style amenities including two outdoor hot tubs, outdoor heated year-round pool, multiple fire pit gathering areas, two cedar saunas, a fitness centre, and a shared workspace. Ground-floor commercial spaces provide everyday convenience and enhance the overall functionality of the community. With immediate access to outdoor recreation and limited new supply in the Bow Valley, this development offers strong lifestyle and investment appeal.