



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

102, 1717A Mountain Avenue  
Canmore, Alberta

MLS # A2296484



**\$809,000**

<b>Division:</b>	Teepee Town		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	549 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	BVT
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance		

**Inclusions:** All furniture and items currently within the unit are included

Wake up to breathtaking Rocky Mountain views in this beautifully designed one-bedroom retreat, perfectly positioned in a peaceful mountain setting. Thoughtfully designed with an open-concept layout, the home features a warm and inviting living space with large windows that fill the home with natural light. The living room offers the perfect place to unwind beside the cozy fireplace after a day exploring the mountains, while a convenient sofa bed provides additional sleeping space for guests. The modern kitchen is both stylish and functional, featuring sleek finishes, stainless steel appliances, and a spacious island. Guests will enjoy exclusive access to shared rooftop hot tubs with stunning northeastern mountain views along with a relaxing sauna, providing the ultimate alpine retreat. This unit comes fully furnished and turn-key ready, making it an incredible opportunity to capture Canmore's lucrative short term rental market. The list price includes GST. Consult an Accountant to discuss deferral options.