



1, 1406 2nd Avenue  
Canmore, Alberta

MLS # A2297403

**\$1,400,000**



<b>Division:</b>	Teepee Town		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 197
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	tourist home
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

PRIME Teepee Town TOURIST HOME CONDO, STUNNING MOUNTAIN VIEWS! Turn key opportunity with this beautiful 4 Plex Home, zoned Tourist Home. Private hot tub on mountain view patio sized 270 sqft. Fenced yard with fruit trees and garden plot. You can choose to live there full time as your year round home or to run it as short-term rental, or seasonal personal mountain retreat for the friends and families. This property has its own yard, fully fenced with a gate, and HUGE Patio where you have your own private hot tub. The home is equipped with 3 bedroom rentals in the complex. 2 baths. The gorgeous mountain views from every front window of the house. The kitchen comes complete with an L shape Island eating bar and is open to the dining and living room areas. Unit has new flooring in 2026. Appliance including fridge, wall oven, dishwasher, washer and dryer replaced with new one in 2021. It can host up to 10 guests with the set up of 2 King beds in the two large bedrooms, 3 queen beds in the 3rd bedroom of this lovely home. The home also comes with 3 parking delegated to this Unit. Air Condition. Pure water equipment. The spacious Crawl space is definitely a hidden gem added to the beauty of this home. It can be used as a storage for the operation of your short term rental business. GST is Included in the Listing Price. Consult your account about the GST defer program.