



233, 1200 Harvie Heights Road  
Harvie Heights, Alberta

MLS # A2305675



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	754 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Native Plants, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Mixed	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Visitor Accomodation
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water		

**Inclusions:** All contents in the unit. Booking pipeline.

Excellent 2-bed, 2-bath short-term rental condo in Harvie Heights, already cash-flow positive and fully turnkey—ideal for investors or an owner-occupier who wants hassle-free STR income. The unit features modern finishes throughout, including durable luxury vinyl plank (LVP) flooring and fresh, neutral paint completed at the end of 2024, making it move-in and rent-ready with minimal upfit required. The primary bedroom offers beautiful mountain views, creating a unique “destination” feel guests love, while the second bedroom provides flexible accommodation for families or roommates. The open floor plan, stainless steel appliances, and in-suite gas fireplace add to the lodge-style ambiance popular with Banff and Bow Valley visitors. All contents are included, so the new owner can seamlessly continue running the business from day one. Situated just minutes from Banff National Park and Canmore, the home is steps from world-class hiking, climbing, mountain biking, and winter-recreation access, making it highly attractive to tourists and outdoor enthusiasts. Harvie Heights already hosts a strong short-term rental market, and recent STR-specific projects plus solid occupancy metrics in the Bow Valley support continued demand for well-positioned units.