



GRASSROOTS
REALTY GROUP

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205, 109 Kananaskis Way
Canmore, Alberta

MLS # A2310357



\$1,291,500

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	844 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 930
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	BVT
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions:	N/A
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Exceptional Short-Term Rental Income Opportunity!! Unlock the potential for lucrative short-term rental income with this exquisite property, boasting unobstructed southern mountain views. Located in Canmore, Skyline Peaks, this 3-bedroom, 1.5-bath townhome is an ideal investment opportunity. With contemporary finishes and a stunning design, this home is perfectly suited for short-term rentals. The upper-level features soaring 18ft vaulted ceilings, an open-concept kitchen and living area, and a private balcony with a gas BBQ hookup, offering guests a perfect spot to enjoy breathtaking mountain vistas. The property is equipped with stainless steel appliances and modern touches, ensuring a luxurious and comfortable stay for visitors. This south-facing townhome is not only an elegant retreat but also a smart investment, with the peace of mind that comes with the included home warranty. Guests can relax after their adventures in the heated pool and hot tub, adding to the appeal of this rental property. Situated in an unbeatable location with easy access to trails, shopping, and dining, this townhome is designed to attract a steady stream of short-term renters. Staged photos highlight the property's potential. Don't miss this chance to secure a piece of Rocky Mountain paradise and capitalize on a remarkable short-term rental income opportunity!