



**GRASSROOTS**  
REALTY GROUP

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2109, 250 2nd Avenue  
Dead Man's Flats, Alberta

MLS # A2311751



**\$603,750**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<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>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 988
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Res Multi
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** All Furniture, Furnishings, Small Appliances, Artwork & Linens

Located in Copperstone Resort in Dead Man's Flats, this fully furnished 1-bedroom + den hotel condo offers an excellent opportunity for mountain getaway use and short-term rental revenue generation. This turnkey property is ready for immediate enjoyment and income potential. The open-concept layout features a spacious living area, a functional kitchen, and a versatile den ideal for additional guest accommodations. Warm mountain inspired finishes create a welcoming atmosphere, while the private balcony provides the perfect place to relax after a day exploring the surrounding mountains. Owners and guests enjoy access to Copperstone Resort's popular amenities, including a large outdoor hot tub, fitness facilities, and underground heated parking. Conveniently located just minutes from Canmore and surrounded by world-class hiking, biking, golf, and skiing, this property offers the perfect balance of lifestyle and investment potential in the Canadian Rockies.