



**111, 1206 Bow Valley Trail
Canmore, Alberta**

MLS # A2318123



\$787,500

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	646 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	Visitor Accomodation
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step out your back door directly into the Rocky Mountain lifestyle. This 2-bedroom 1-bathroom combines expansive and unobstructed mountain views from the back deck spanning across from Three Sisters, Ha Ling Peak, to Mount Rundle with the rear patio perfect for morning coffee. This property offers a rare combination of flexible zoning options allowing personal use, long-term renting, or short-term vacation hosting. Functional layout of the kitchen and living areas designed to maximize every square foot. Perfect for first-time buyers, weekend warriors, or savvy investors looking to capture Canmore's lucrative rental market. Located just minutes from major grocery stores, the hospital and emergency medical center, pharmacies, and a vibrant mix of trendy cafes, diverse restaurants, fitness centers, and boutique shopping besides the endless opportunities for outdoor activities. Quick access to the highway, transit and bike paths right out the front door.