



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**104, 1106 Bow Valley Trail
Canmore, Alberta**

MLS # A2319455



\$1,364,998

Division:	Bow Valley Trail		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,089 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Parking Lot, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Street Lighting, Views		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Tourist Home
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Gas BBQ, All Furniture & furnishings, electronics, Decor & Artwork

Experience the perfect blend of investment opportunity and mountain lifestyle with this centrally located, turnkey two-bedroom, 2.5-bath tourist home. Ideally situated close to local amenities, dining, shopping, and year-round recreation, this well-established short-term rental property offers exceptional convenience for owners and guests alike. Designed for comfort and functionality, the spacious layout features two top floor bedrooms, each with its own bathroom, plus an additional half bathroom on the main floor for added convenience. Enjoy breathtaking mountain views while grilling or just relaxing from the large patio, providing the perfect backdrop for guests seeking an unforgettable getaway. Included are a single-car garage + an additional titled parking stall, a valuable asset in this highly desirable location. With a proven track record of strong financial performance and an established rental history, this fully furnished, turnkey property is ready to continue generating income from day one. Whether you're looking to expand your investment portfolio or secure a mountain retreat with revenue potential, this exceptional tourist home delivers both lifestyle and value with the option of full time living or long term rentals as well. Don't miss this rare opportunity to own a successful, well-maintained short-term rental in one of the area's most sought-after locations. Quick possession available to take advantage of summer revenues.