



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2316, 200 2 Avenue
Dead Man's Flats, Alberta

MLS # A2322701



\$925,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 856
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	Hotel Condo
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: All furnishings, decor, electronics,

This fully furnished 2 bedroom, 2 bathroom condo at Sparrowhawk delivers a turnkey investment in one of the Bow Valley's most sought after corridors. Minutes from Canmore, steps from Kananaskis, and positioned for year-round demand from skiers, hikers, and Banff-bound travellers. Inside, 881 sq.ft. is laid out with intention: an open-concept kitchen with stainless steel appliances, quartz countertops, and a large island anchors the main living space, flowing into a bright living room warmed by an electric fireplace and framed by oversized windows. The primary bedroom offers a private retreat complete with ensuite, while a versatile second bedroom sleeps additional guests comfortably. Maximizing both lifestyle, flexibility and revenue potential, this Sparrowhawk unit delivers a turn key opportunity for investors. In-suite laundry and underground parking round out the everyday convenience. Step outside to your private balcony, then take in what truly sets Sparrowhawk apart: resort-style amenities including a year round heated outdoor pool and hot tub with sweeping mountain views, plus a fully equipped fitness centre, all just steps from your front door.