



227, 901 Mountain Street
Canmore, Alberta

MLS # A2322863



\$722,400

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	531 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor Roughed-In	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 596
Basement:	-	LLD:	-
Exterior:	Mixed, Post & Beam, Stone, Wood Frame	Zoning:	TH; BVT-C
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: All inventory

Turn-Key Hotel Condo Investment at Canmore's Grande Rockies Resort - Investor-focused and revenue-ready, this attractive 1-bedroom hotel condo at the Grande Rockies Resort in Canmore offers the features today's short-term rental guests seek. Located on the 2nd floor with mountain views, the suite comfortably accommodates additional guests with a pull-out sofa, helping maximize occupancy and rental income potential. Beautifully presented with attractive vinyl flooring, a cozy fireplace, granite countertops, stainless steel appliances, a fully equipped kitchen, in-suite laundry, dual TVs, a modern bathroom, and convenient in-suite storage for cleaning supplies and owner items. Remote door-code entry supports seamless self-management, while the titled underground parking stall adds further guest appeal. Grande Rockies is a guest favorite featuring a large indoor pool with waterslide, kids' splash area, hot tub, fitness room, and popular on-site restaurant. Guests love the central location, just a short stroll to downtown Canmore's shops, restaurants, trails, parks, and Elevation Place, all surrounded by the spectacular beauty of the Canadian Rockies. The list price is incl. 5% GST which GST registered buyers can defer. Please consult your professional accountant!