



GRASSROOTS
REALTY GROUP

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**113, 1106 Bow Valley Trail
Canmore, Alberta**

MLS # A2323988



\$999,900

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	BVT, Visitor Accommodatio
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Discover an exceptional opportunity to own a brand-new Visitor Accommodation unit in the highly sought-after Residences at Basecamp. This beautifully appointed south-facing, single-level condo offers stunning mountain views from the living room and both bedrooms, creating the perfect Canmore retreat. Fully furnished and turnkey, the thoughtfully designed layout features 2 bedrooms, 2 full bathrooms, an open-concept living area with a queen-size sofa bed, and a stylish executive kitchen complete with high-end stainless steel appliances and a breakfast bar. The spacious primary suite includes a private ensuite, while the second bedroom with twin-over-double bunk beds comfortably accommodates family and guests. Enjoy modern conveniences including in-suite laundry, premium streaming services, barrier-free access, and ample storage. Ideally located within walking distance of Elevation Place, downtown shopping, restaurants, and local amenities, this property offers the perfect blend of lifestyle and investment potential. With zoning that permits short-term rentals and projected 2025 revenue of approximately \$110,000, this is a rare opportunity to own a high-performing, fully managed mountain getaway in one of Canmore's most desirable locations.