



206, 750 Harvie Heights Road
Harvie Heights, Alberta

MLS # A2325141



\$1,099,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 871
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	Visitor Accommodation
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage		

Inclusions: All contents of the property, all Appliances, Furnishings, Electronics, Kitchenwares, Linens, Decor, and Window Coverings

Whether you're expanding your short-term rental portfolio or searching for a mountain retreat that helps offset ownership costs, this FULLY FURNISHED END-UNIT townhouse offers exceptional flexibility just 2 MINUTES FROM THE GATES OF BANFF NATIONAL PARK. Generating approximately \$150,000 in annual gross revenue, this turnkey property comfortably SLEEPS UP TO 10 GUESTS and INCLUDES ALL FURNITURE, SOFT GOODS and KITCHENWARE, allowing you to begin enjoying or renting the home immediately. Ground-level access makes arrivals simple for guests of all ages and provides added convenience for those with mobility considerations. Three well-appointed bedrooms are thoughtfully arranged on the entry level, including a spacious primary retreat with MOUNTAIN VIEWS and a PRIVATE ENSUITE. Two additional bedrooms include a queen bedroom and a bunk room with double-over-double beds, while TVs in every bedroom create comfortable private spaces for family and guests alike. Children will love the charming HARRY POTTER themed playroom tucked beneath the stairs, while the dedicated gear room, additional owner storage closet and adjoining lock-off door to the neighbouring unit provide outstanding functionality. Working together with the neighbouring owner creates the opportunity to accommodate groups of up to 18 guests. Upstairs, soaring ceilings and oversized windows showcase beautiful MOUNTAIN VIEWS while filling the open-concept living area with natural light. Gather around the GAS FIREPLACE after a day of skiing or hiking, prepare meals in the FULLY STOCKED KITCHEN and enjoy the convenience of IN-SUITE LAUNDRY. A dedicated workspace easily accommodates guests working remotely, while the sofa bed provides additional sleeping capacity when needed. Step outside to the PRIVATE BALCONY

with BBQ overlooking peaceful FOREST VIEWS instead of neighbouring buildings, creating a relaxing backdrop for morning coffee or evening dinners. CENTRAL A/C keeps the home comfortable throughout the warmer months. An assigned COVERED PARKING stall sits nearby with additional on-site visitor parking available for guests. Positioned just steps from the hot tub, moments from hiking, skiing and year-round mountain adventures, and immediately outside BANFF NATIONAL PARK, this property delivers the ideal balance of personal enjoyment and investment potential in one of the Rockies' most desirable visitor destinations. GST applies to the purchase price and not included in the list price. GST may be deferred; consult your accountant.