



GRASSROOTS
REALTY GROUP

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417, 1736 Bow Valley
Canmore, Alberta

MLS # A2333942



\$2,047,500

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,248 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Views		

Heating: Fireplace(s), Forced Air

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Other

Foundation: Poured Concrete

Features: High Ceilings, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 1,034

LLD: -

Zoning: Visitor Accom

Utilities: -

Inclusions: NA

Discover elevated mountain living in this beautifully designed Scandinavian-inspired resort residence, where contemporary architecture meets the natural beauty of the Canadian Rockies. This coveted unobstructed southwest facing corner residence features 1,248 sq. ft. of thoughtfully designed living space with 3 bedrooms, 3 bathrooms, and a flexible lock-off suite complete with its own private balcony—ideal for maximizing short-term rental revenue while maintaining personal use. Three expansive balconies seamlessly extend the living space outdoors, creating multiple areas to relax and entertain while taking in breathtaking mountain range views overlooking the resort's exceptional amenities. Owners and guests will enjoy an outstanding collection of resort-style amenities, including a heated outdoor pool, hot tub, traditional barrel sauna, outdoor fire pits and much more. This residence is being offered as a Developer Unit, presenting a rare opportunity. * PLEASE NOTE THESE PHOTOS ARE THOSE OF A LOFT UNIT