



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 1724 Bow Valley Trail
Canmore, Alberta

MLS # A2334397



\$656,250

Division:	Bow Valley Trail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	263 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 286
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	Visitor Accommodation / H
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Enjoy waking up to a spectacular direct view of Ha Ling & the Rundle Range from the comfort of the floor to ceiling glass of your own solarium! This is arguably the best studio unit available at Rundle park overlooking the spa area with breathtaking SW views. The Nordic Spa inspired amenities will set a new standard for maximum relaxation and increased revenues. It will include 2 hydrotherapy pools with sunken firepit between the pools, wellness warming room, cabanas, sauna pods, fitness centre with floor to ceiling windows with SW mountain views, kids playground and grand lobby entrance. Likewise the unit interiors will be precedent setting with designer kitchen with Porter & Charles appliances and sintered stone counter top, signature bathroom, 60 inch fireplace. Unit 202 will complete on August 20th 2026 and possession can take place shortly thereafter. Furniture & furnishings may be negotiated separately. There is the option to have a management contract ready to go with one of the top short-term rental management companies! The list price is \$625,000+GST. GST is often deferred and not paid at the time of purchase when the buyer is GST registered.