



GRASSROOTS
REALTY GROUP

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**114, 1720 Bow Valley Trail
Canmore, Alberta**

MLS # A2335961



\$787,500

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	795 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 551
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	BVT
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: All Furniture, Window Coverings

Welcome to this fully furnished second floor 2 bedrooms and 1 bathroom townhouse with private entry in Bow Valley Chalets, perfectly located in the heart of Canmore's Stunning Mountain Landscape with BVT-G zoning that allows short-term rentals. It offers an open concept layout with a spacious kitchen with updated SS refrigerator and electric range, a dining area with a six-seat table and chairs, a living room with one gas fireplace, two single sofas and one sofa bed, two spacious bedrooms with big windows and king size beds, one 4-pc bathroom with a laundry area and a storage with one furnace, one hot water tank and ample storage shelves. The whole unit was freshly painted and installed 3 A/Cs for Summer hot time. The outside provides two balconies and a signed parking stall with plug in. This property is just steps from Canmore's vibrant amenities and short drive to town centre, world-class ski hills, Banff National Park, and Kananaskis for year-around outdoor adventures. The unit is currently rented on AirBnB. The Listing price includes GST. GST may be deferrable or potentially recoverable for qualifying GST-registered short-term rental operators; buyers are advised to obtain independent tax advice. Please take a look at the 3D Tour before you book a showing. Don't miss your chance to own a piece of Canmore's beauty!