



GRASSROOTS
REALTY GROUP

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1, 1406 2nd Avenue
Canmore, Alberta

MLS # A2336177



\$1,365,000

Division:	Teepee Town		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,078 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parkade		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	Crawl Space	LLD:	-
Exterior:	Asphalt	Zoning:	tourist home
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Hot tub

THREE BED! Short Term Rental!!! Stunning Mountain Views | Turn-Key Investment Opportunity Discover the perfect blend of mountain living and income potential with this beautifully maintained 4-plex townhouse, fully equipped and zoned as a Tourist Home. Whether you're searching for a full-time residence, a vacation retreat, or a lucrative short-term rental property, this exceptional home offers it all. RENTAL-READY: Furniture, décor, housewares, and appliances, linens are all included, allowing a new owner to begin operating starting day one of possession. Step outside to your private 270 sq. ft. mountain-view patio, complete with a relaxing hot tub, perfect for unwinding after a day of adventure. Enjoy your own fully fenced yard, featuring mature fruit trees, a garden plot, and gated access for added privacy. Inside, the spacious and inviting floor plan showcases breathtaking mountain views from every front-facing window. The open-concept kitchen is designed for entertaining, featuring an L-shaped island with eating bar that flows seamlessly into the dining and living areas. Property Features: Zoned Tourist Home for short-term rental opportunities Accommodates up to 10 guests 3 spacious bedrooms: 2 large bedrooms with King beds and its own huge closet. 1 oversized bedroom with 3 Queen beds 2 full bathrooms Spectacular mountain views throughout New flooring installed in 2026 Updated appliances (2021): Refrigerator Wall oven Dishwasher Washer & dryer Air conditioning Water purification system Private hot tub 3 assigned parking stalls A true bonus is the large crawl space, offering abundant storage for personal belongings or supplies needed to operate a successful short-term rental business. Investment & Lifestyle Combined This turn-key property allows you to live in the mountains year-round, enjoy it as a personal getaway, or generate

revenue through vacation rentals. The flexibility, privacy, and views make it a standout opportunity in the heart of the Rockies. GST is included in the listing price. Buyers should consult their accountant regarding potential eligibility for the GST Deferral Program. Don't miss this rare opportunity to own a mountain-view tourist home with exceptional rental potential and unforgettable views.