



GRASSROOTS
REALTY GROUP

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146, 901 Mountain Street
Canmore, Alberta

MLS # A2341519



\$849,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	739 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 837
Basement:	-	LLD:	-
Exterior:	Mixed, Stone, Wood Siding	Zoning:	BVT
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: all current furniture, cooking and kitchen equipment, cleaning equipment.

Welcome to Unit 146 within the Grande Rockies Resort; this is an exceptional opportunity to own a property in Canmore, surrounded by the breathtaking Rocky Mountains. This recently renovated unit offers the perfect combination of comfort, convenience, and mountain-town appeal. Offered fully furnished and turn-key ready, its ideal for a personal weekend retreat, a vacation home, or an income-generating short-term rental, this property provides an ideal base for enjoying everything Canmore and the Bow Valley have to offer. The thoughtfully designed living space offers a comfortable and functional layout, with a welcoming living area, well-appointed kitchen, and private sleeping accommodations. The whole family will enjoy the property amenities such as the indoor pool, hot tub and gym. Step outside and enjoy easy access to Canmore's incredible network of walking and biking trails, parks, restaurants, cafés, shopping, and year-round outdoor recreation. From hiking and biking in the summer to skiing and snowshoeing in the winter, adventure is right outside your door. Located just minutes from downtown Canmore and with easy access to Banff National Park, this is an outstanding opportunity to own a property in one of Alberta's most desirable mountain destinations. The unit is currently rented out via Airbnb. The current high income producing Airbnb listing and bookings can be taken over by the buyer if current property management remains in place. List price includes GST. Please talk to your accountant about the possibility of deferring GST.