



GRASSROOTS
REALTY GROUP

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**102, 1106 Bow Valley Trail
Canmore, Alberta**

MLS # A2343808



\$1,265,000

Division:	Bow Valley Trail		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,092 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cleared		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: \$ 473

LLD: -

Zoning: Tourist Home

Utilities: -

Inclusions: Furniture

If you're looking for a Canmore vacation property that works just as well as an investment, this one checks some very hard-to-find boxes. Welcome to 102-1106 Bow Valley Trail, a 2-bedroom, 2.5-bathroom tourist-home townhome offering just under 1,100 sq. ft. of bright, functional living space in a 2018, well built townhome development. Unlike the typical vacation-rental condo, this property gives you the privacy and space of a townhome, including your own exterior entrance, multiple levels of living space, a large private balcony, and, perhaps most importantly, your own garage. Inside, the main living level is open, bright, and designed for people to actually spend time together. The spacious kitchen offers plenty of cabinetry, a large island with seating, and an easy connection to the dining and living areas. Large windows bring in natural light throughout the day and frame mountain views that make it immediately clear you're in Canmore. From the living area, step directly onto the oversized private balcony. With plenty of room for outdoor dining and lounging, it's a valuable extension of the living space and another opportunity to take in the surrounding mountain views. Two generously sized bedrooms and 2.5 bathrooms make the layout particularly well suited to vacation stays, giving owners and guests the space and privacy that can be difficult to find in smaller Canmore properties. Then there's the location. You're right on Bow Valley Trail, within walking distance of downtown Canmore and surrounded by restaurants, shops, trails, and local favourites, with Rocky Mountain Bagel Co. right in the development. Guests can park in the private garage and explore Canmore on foot. For investors, the tourist-home designation provides the opportunity for short-term rental use in one of Canada's most sought-after mountain destinations. For owners, it creates the

flexibility to enjoy a Canmore home of your own while generating income when you're not using it. Tourist-home properties are already a unique segment of the Canmore market. Finding one with two bedrooms, 2.5 bathrooms, nearly 1,100 sq. ft., a private entrance, substantial outdoor space, and its own garage is something else entirely. Whether you're searching for an investment, a mountain base for your own adventures, or a property that can do both, this is a Canmore opportunity worth a closer look.