



GRASSROOTS
REALTY GROUP

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241, 1200 Harvie Heights Road
Harvie Heights, Alberta

MLS # A2349959



\$800,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	753 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 642
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Visitor Accomodation
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All furniture, All Artwork, All Household Ware, Linen, inventory, supplies remaining by possession date

Fantastic 2-bedroom, 2-bathroom condo in Harvie Heights, offering a fully turnkey short-term rental opportunity just minutes from Canmore and Banff National Park. This well-kept unit is ready for immediate use or continued rental operation, with all contents included for a smooth transition. Update including: Newer boiler, Newer Washer and Dryer. The bright open-concept layout features a comfortable living area with gas fireplace, a functional kitchen/dining space ideal for guests or personal use. With its mountain-lodge atmosphere and convenient location close to hiking, biking, skiing, climbing, and year-round Bow Valley attractions, this property is perfectly positioned for visitors seeking an easy Rocky Mountain getaway. A great option for investors looking for an established short-term rental property or buyers wanting a personal mountain retreat with income potential.