

# \$966,000 - 229, 101 Montane Road, Canmore

MLS® #A2196506

**\$966,000**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Looking for a spacious 2BR/2BA mountain retreat? You will love this 920 sqft unit's open layout in a quiet corner of the resort. When you walk into the unit, you immediately feel you are "home". The main living area is great for gathering and entertaining. Curling up on the amazing couch in front of the fireplace after a day outdoors has generated 5-star reviews for how the guests feel. The bedrooms provide a nice space to recharge. The covered deck is a wonderful space to enjoy the morning sun and coffee. Located in the highly sought-after Lodges at Canmore, the investor in you will appreciate the well-run condo corporation. The amenities include three hot tubs, a heated outdoor pool, a fitness center, and two large open deck areas with great mountain views. Located steps away from the walking and biking trails, you are an easy distance from shops, restaurants, and the river. When not using the unit personally, the zoning allows for short-term rentals with the potential to earn \$\$\$\$ revenues. Layout+ location+ amenities+ ongoing appreciation and revenue = GREAT VALUE! Take the virtual tour, then book your private viewing. Your mountain opportunity awaits!

Built in 2009

## Essential Information

MLS® # A2196506

Price \$966,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	229, 101 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 0G2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Outdoor Pool, Recreation Facilities, Spa/Hot Tub
Parking Spaces	1
Parking	Parkade, Stall, Underground, Unassigned

### **Interior**

Interior Features	Elevator, Granite Counters, Laminate Counters, Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Baseboard, Electric, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Barbecue, Playground
-------------------	-------------------------------

Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 25th, 2025
Days on Market	55
Zoning	BVT-20 Visitor Accommodat

**Listing Details**

Listing Office	Coldwell Banker Lifestyle
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.