

342, 901 Mountain Street  
Canmore, Alberta

MLS # A2235043



## \$838,950

<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 743
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Metal Frame, Stone	<b>Zoning:</b>	BVT-G 21 (Tourist Home)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** All Furnishings, Housewares, Artwork, Electronics, Window Coverings, BBQ

Discover the ideal blend of comfort, convenience, and investment potential in this beautifully laid-out 2 bedroom, 2 bathroom condo, zoned Tourist Home, in the highly desirable Grande Rockies Resort. Thoughtfully designed and well-appointed, this unit offers the flexibility to enjoy as your own mountain retreat for personal use, or generate strong income through short- or long-term rentals. You will enjoy relaxing by the fireplace after a day outdoors. The kitchen makes entertaining easy. Take advantage of premium onsite amenities including an indoor pool with waterslide, indoor/outdoor hot tubs, a kiddie pool, restaurant and a fully equipped fitness room. Just a short stroll from downtown Canmore, you're minutes away from shops, restaurants, and picturesque walking and biking trails. Your mountain lifestyle awaits; whether you are seeking adventure, relaxation, or a smart investment, this fully equipped property delivers on all fronts. Come, see for yourself and we think you will agree.