

222, 101 Montane Road  
Canmore, Alberta

MLS # A2293143



## \$1,495,000

<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>	1,188 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Zoned	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,158
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	BVT-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All furnishings

Positioned within the popular Grizzly Lodge at The Lodges of Canmore, this spacious short term rental use, three-bedroom, two-bathroom condominium offers an exceptional opportunity to generate income while owning a retreat in the Canadian Rockies. Offered at \$1,450,000 + GST. With 1,188 sqft of single-level living, the residence is thoughtfully configured to accommodate up to eight guests—ideal for the strong demand from visitors exploring Banff National Park, Lake Louise, and the Bow Valley. Recently refreshed with new flooring, lighting, and paint, the home presents a welcoming alpine aesthetic designed for both guest comfort and owner enjoyment. The open living and dining areas extend to a generous private balcony, providing space to relax after a day of skiing, hiking, or exploring the mountains. Two owner lock-offs in the kitchen allow convenient storage of personal items while the property is operating as a vacation rental. For investors, the property offers compelling performance potential with gross pro-forma revenue estimated at approximately \$185,000+ annually, supported by Canmore's thriving year-round tourism market. Guests and owners alike benefit from the resort-style amenities at The Lodges of Canmore, including an outdoor pool, hot tubs, fitness centre, and secure underground parking. From this central location, visitors can walk to Main Street, local shops and restaurants, or access the extensive Bow River trail network just steps away. Combining strong revenue potential with the lifestyle of the Canadian Rockies, this turnkey property offers the rare ability to generate meaningful income while maintaining a personal mountain base for your own escapes to Canmore.