

# \$999,000 - 7b, 1306 Bow Valley Trail, Canmore

MLS® #A2201700

**\$999,000**

3 Bedroom, 2.00 Bathroom, 1,343 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

This spacious 3-bed, 2-bath townhome in the heart of Canmore offers over 1300 square feet of living space & incredible potential as a short-term rental property. The layout is open and functional, with generous sized bedrooms, offering the ideal balance of comfort and convenience with ample space for family, guests, or nightly renters.

Step outside onto the large wrap-around deck to enjoy sweeping 180-degree south-facing mountain views. This prime central location is steps from the Family Rec Centre, shopping, multiple restaurants, & a sports rental shop making it the perfect spot for both personal enjoyment and as a lucrative short-term rental business. Canmore is a world-class leader of outdoor activities, including hiking, skiing, and biking, all right from its backyard.

The home has a private entrance and scramble parking in an open-use lot, making access easy for both owners and guests. A large lockable owner's closet & while close to train tracks, they don't blow a horn through Canmore, and with the bedrooms located on the quiet north end of the property, the sound is much less of an issue than you'd believe.

This property is ready for your personal touches, offering an exciting opportunity to create your dream mountain retreat while also providing a solid rental income. Don't miss out on the chance to own a piece of



Canmore's charm " reach out to schedule a private showing today!

Built in 1995

### Essential Information

MLS® #	A2201700
Price	\$999,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	7b, 1306 Bow Valley Trail
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 1N6

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 12th, 2025
Days on Market	1
Zoning	Tourist

## Listing Details

Listing Office	RE/MAX Alpine Realty
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