\$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.

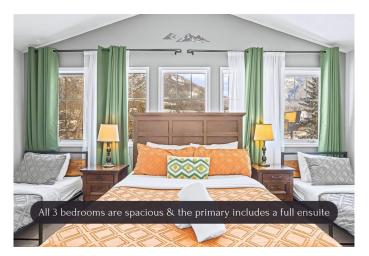
Step outside onto the large wrap-around deck to enjoy sweeping 180-degree south-facing mountain views. This prime central location is steps from the Family Rec Centre, shopping, multiple restaurants, & a sports rental shop making it the perfect spot for both personal enjoyment and as a lucrative short-term 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 â€" 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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