

# \$901,950 - 201, 107 Montane Road, Canmore

MLS® #A2201888

## \$901,950

2 Bedroom, 2.00 Bathroom, 814 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Welcome to your perfect mountain retreat or investment opportunity. This bright and spacious 2-bedroom, 2-bathroom corner unit in The Lodges at Canmore offers breathtaking mountain views from every window. Zoned visitor accommodation, this turnkey property is fully furnished and ready for your personal enjoyment or nightly rentals. The single-level layout features an open-concept living space with a cozy fireplace, a fully equipped kitchen, and a covered balcony to take in the stunning scenery. The primary suite includes an ensuite bathroom, while the second bedroom provides ample space for guests. Recent updates include new vinyl plank flooring, new carpets, fresh paint, updated fixtures, and a new washer and dryer. The Lodges at Canmore offers top-tier amenities, including a year-round heated outdoor pool, three hot tubs in separate locations, a fitness center, and heated underground parking. All furnishings, electronics, kitchenware, linens, and décor are included in the purchase price, making this a truly hassle-free investment or getaway. Don't miss this opportunity to own a premium short-term rental property in the heart of Canmore. GST IS INCLUDED IN THE LIST PRICE. CONSULT YOUR ACCOUNTANT ON GST DEFERRAL.

Built in 2003

## Essential Information



MLS® #	A2201888
Price	\$901,950
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	201, 107 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3J2

### **Amenities**

Amenities	Fitness Center, Clubhouse, Outdoor Pool, Playground, Park, Spa/Hot Tub
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Oven
Heating	Baseboard, Fireplace(s), Natural Gas, Electric
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features Balcony, Barbecue, Awning(s), Playground  
Construction Wood Frame

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning 20V

### **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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