

# \$1,038,450 - 107, 107 Montane Road Sw, Canmore

MLS® #A2239506

**\$1,038,450**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

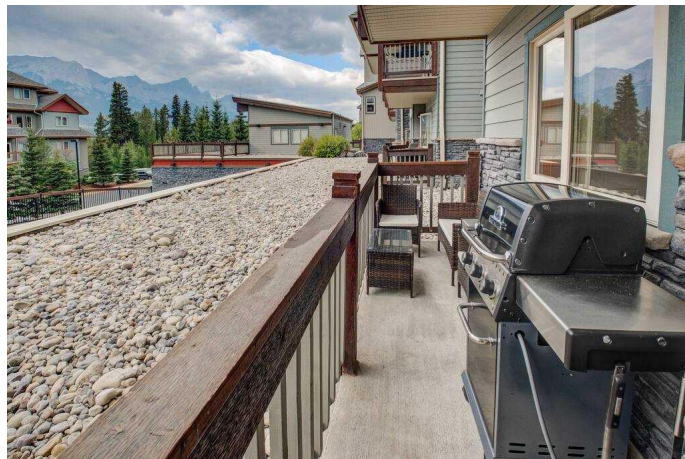
This renovated/furnished 2-bedroom, 2-bath condo was expertly designed for both personal enjoyment and premium short-term rental income. It boasts a spacious layout highlighted by a cozy fireplace, expansive windows, and a private sun-drenched deck. The master suite is tucked away providing a serene private escape and includes a 3-piece ensuite. Professionally managed as a vacation rental with a strong booking history, this residence also offers the flexibility to self-manage or use as your own exclusive getaway.

Residents and guests enjoy exceptional amenities: a year-round heated outdoor pool, secluded tubs, fitness centre, heated underground parking, and secure access. Located just minutes from Canmore's vibrant downtown, it's perfectly positioned to capture the best of mountain living and vacation rental demand. Natural gas, cable TV and internet are included. GST is included in the asking price, which may be deferred.

Built in 2003

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2239506    |
| Price      | \$1,038,450 |
| Bedrooms   | 2           |
| Bathrooms  | 2.00        |
| Full Baths | 2           |



|                |                   |
|----------------|-------------------|
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 107, 107 Montane Road Sw |
| Subdivision | Bow Valley Trail         |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W3J2                   |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Playground, Recreation Facilities, Snow Removal, Visitor Parking, Outdoor Pool, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                                                  |
| Parking        | Parkade                                                                                                                                            |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                                                                                         |
| Appliances        | Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Washer/Dryer, Wall/Window Air Conditioner, Electric Cooktop |
| Heating           | Baseboard                                                                                                             |
| Cooling           | Other                                                                                                                 |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| # of Stories      | 4                                                                                                                     |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Playground |
| Roof              | Asphalt Shingle                             |
| Construction      | Stone, Stucco                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 21              |
| Zoning         | Tourist Home    |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE SOLUTIONS |
|----------------|------------------------|

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