

106, 107 Montane Road  
Canmore, Alberta

MLS # A2275751



## \$971,250

<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>	835 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 725
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Hotel condo
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

Welcome to your turnkey mountain retreat at the Lodge of Canmore &mdash; a beautifully renovated and fully furnished 2-bedroom, 2-bathroom ground floor apartment with the rare flexibility to Airbnb when you're not enjoying it yourself. This stylish and thoughtfully updated unit features a modern kitchen, refreshed bathrooms, and cozy living spaces &mdash; all designed for comfort and function. Step outside and you're just moments from the heated outdoor pool, hot tubs, and fitness centre, or take a short stroll to vibrant downtown Canmore with its shops, dining, and trails. Whether you're looking for a personal getaway, an income-generating investment, or both, this property delivers with strong short-term rental potential in a highly sought-after location.