



**C202, 1727 Mountain Avenue  
Canmore, Alberta**

**MLS # A2279119**

**\$682,500**



<b>Division:</b>	Bow Valley Trail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 695
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	VISITOR ACCOMMODATION
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** na

Nestled in the heart of Canmore, Grizzly Ridge Suites is a curated collection of 66 modern alpine condominiums that embody contemporary mountain living. Each suite features elevated finishes, functional layouts, and a prime location offering adventure in every direction. Zoned for short-term nightly rentals, these homes provide the freedom to enjoy your own retreat while capitalizing on Canmore's strong rental demand. Interiors include Samsung stainless steel appliances, quartz countertops, a gas fireplace, luxury vinyl flooring, and a private balcony. Enjoy two shared hot tubs in a landscaped courtyard, plus secure bike and ski storage. Lofted suites with rooftop patios are pre-engineered for hot tubs, saunas, or fire tables. Whether for personal use or investment, Grizzly Ridge Suites offers comfort, style, and a seamless connection to nature—just steps from the Legacy Trail and downtown Canmore.