

1000 Harvie Heights Road Harvie Heights Alberta

$733,950

A Turnkey Short-Term Rental Investment in the Canadian Rockies!This bright and inviting two-level townhouse-style property offers an excellent opportunity for investors seeking a proven short-term rental income generator in an unbeatable location. Situated at Banff Boundary, right by the Banff National Park gates and just 5 minutes from Canmore, this property is ideally positioned to attract visitors year-round. Featuring its own private entrance, the well-designed layout separates living and sleeping areas for added guest comfort. The main level offers an open-concept kitchen, dining and living area, a convenient half bath, fireplace and in-floor heating. Upstairs, you'll find two bedrooms accommodating up to 8 guests, with one King bed, two Queen beds and an additional pullout sofa, plus a full bathroom. The separation of living and sleeping spaces makes it particularly appealing for larger families and groups travelling together. Bright and cozy in winter, with in-floor heating and a fireplace, and comfortable in summer with air conditioning, this property is designed for year-round guest appeal and revenue potential. A proven income-producing property with electronic door-code access makes guest check-ins and day-to-day management convenient. Enjoy shared amenities including a hot tub, common laundry, BBQ area and outdoor firepit gathering space. Outdoor parking is available on a first-come, shared basis. Condo fees include all utilities and common expenses, simplifying ownership and making this an especially convenient investment. Whether you're looking to expand your short-term rental portfolio or own a Rocky Mountain getaway that generates income when you're not using it, this property deserves a closer look! List price includes 5% GST which the tax registered buyer can typically defer. Consult your professional accountant! (id:6769)

Primary Bedroom 15.25 Ft x 9.67 Ft
Bedroom 13.00 Ft x 9.17 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 12.83 Ft x 16.83 Ft
Dining room 6.75 Ft x 8.17 Ft
Kitchen 10.25 Ft x 7.42 Ft
2pc Bathroom .00 Ft x .00 Ft

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