



107 Montane Road Canmore Alberta

\$824,250

A home, or home away from home. Enjoy maximum flexibility & freedom of use with this well-maintained & ideally proportioned 2 bedroom apartment in the Bow Valley's highly regarded Lodges of Canmore. Zoned as "Tourist", this 2nd floor, east-facing unit is an excellent revenue-generating "AirBNB", always in demand by active holiday-makers visiting this Rocky Mountain haven. A perfect self-contained suite, you'll find that all the conveniences required for active holidays are on offer; a generous living & dining area, a full kitchen, laundry in suite, ready for groups up to 6 people. To ensure a safe investment or broader personal use, this property can also serve as a full-time home, rented to long-term tenants, or lived in by the owner as their primary residence. Maximize as an income generator, or your private retreat... You decide! You & your guests will enjoy ease of walkability to the sights & sounds of Canmore's Main St, as well as immediate access to world renowned snow sports & hiking around Banff & Kananaskis, the biking trails of the Nordic Centre, climbing iconic peaks, or wherever the daily adventure takes you. On the rare occasions you're not out & about in the Bow Valley, the amenities of The Lodges like pool, hot tubs, a fitness centre & sprawling outdoor spaces are a welcome addition. Fully furnished & outfitted, this apartment would make an excellent addition to an existing portfolio, or as a first step into Canmore's active recreational market. List price includes GST, speak to your accountant regarding your use dependant tax options. (id:6769)

Living room 15.75 Ft x 12.08 Ft

Dining room 13.67 Ft x 6.75 Ft

Kitchen 12.17 Ft x 9.58 Ft

Primary Bedroom 14.33 Ft x 12.17 Ft

Bedroom 11.92 Ft x 9.83 Ft

3pc Bathroom 13.92 Ft x 4.42 Ft

4pc Bathroom 9.33 Ft x 7.33 Ft

Other 16.67 Ft x 5.08 Ft

Listing Presented By:

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