



Welcome to  
**7B-1306 Bow Valley Trail**  
 3 Bed & 2 Bath Tourist Use Townhome

# 1306 Bow Valley Trail Canmore Alberta

\$999,000

This spacious 3-bed, 2-bath townhome in the heart of Canmore offers over 1300 square feet of living space & incredible potential as a short-term rental property. The layout is open and functional, with generous sized bedrooms, offering the ideal balance of comfort and convenience with ample space for family, guests, or nightly renters. Step outside onto the large wrap-around deck to enjoy sweeping 180-degree south-facing mountain views. This prime central location is steps from the Family Rec Centre, shopping, multiple restaurants, & a sports rental shop making it the perfect spot for both personal enjoyment and as a lucrative short-term rental business. Canmore is a world-class leader of outdoor activities, including hiking, skiing, and biking, all right from its backyard. The home has a private entrance and scramble parking in an open-use lot, making access easy for both owners and guests. A large lockable owner's closet & while close to train tracks, they don't blow a horn through Canmore, and with the bedrooms located on the quiet north end of the property, the sound is much less of an issue than you'd believe. This property is ready for your personal touches, offering an exciting opportunity to create your dream mountain retreat while also providing a solid rental income. Don't miss out on the chance to own a piece of Canmore's charm -- reach out to schedule a private showing today! (id:6769)

Living room 15.08 Ft x 8.58 Ft

Kitchen 12.83 Ft x 11.75 Ft

Dining room 6.17 Ft x 7.08 Ft

Primary Bedroom 17.08 Ft x 12.00 Ft

Bedroom 12.58 Ft x 8.92 Ft

Bedroom 12.58 Ft x 11.75 Ft

4pc Bathroom Measurements not available

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Other 30.25 Ft x 6.08 Ft

Listing Presented By:



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 RE/MAX Alpine Realty

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