



1330 1st Avenue Canmore Alberta

\$1,374,500

Your Prayers Have Been Answered - Turn-Key Employee Housing in Canmore. An exceptionally rare opportunity to add a high-performing asset to your Canmore portfolio. This fully furnished 5-bedroom, 5-bathroom top-floor unit is purpose-built for employee housing and delivers immediate income potential. Each spacious bedroom comes equipped with a queen bed with built-in drawer storage, personal desk, fridge, and private ensuite, offering both comfort and privacy for tenants. The unit also features a well-appointed shared kitchen with a large island, lockable cabinets, and ample prep space--ideal for communal living. Enjoy the outdoors on the sunny south-facing patio, complete with BBQ and breathtaking mountain views. Added convenience includes 2 designated parking stalls and 3 oversized storage rooms. Located in the heart of TeePee Town, this property boasts Canmore's best walkscore, placing shops, trails, and transit right at your doorstep. Rental income of \$1,400/month per bedroom, with quick possession available--this is a rare, turn-key investment opportunity in one of Canmore's most sought-after neighborhoods. (id:6769)

- 3pc Bathroom 4.92 Ft x 7.83 Ft
- 2pc Bathroom 4.67 Ft x 7.75 Ft
- 3pc Bathroom 4.67 Ft x 7.75 Ft
- 3pc Bathroom 4.67 Ft x 8.00 Ft
- 3pc Bathroom 4.67 Ft x 7.83 Ft
- Bedroom 13.92 Ft x 12.25 Ft

- Bedroom 14.33 Ft x 12.08 Ft
- Bedroom 10.92 Ft x 12.25 Ft
- Bedroom 12.83 Ft x 12.17 Ft
- Bedroom 14.50 Ft x 12.17 Ft
- Kitchen 16.33 Ft x 9.42 Ft
- Living room 16.33 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

<http://www.Canmoreabhomes.com>



Alpine Realty

104 - 709 Main Street, Canmore, Alberta, T1W 2B2

Phone: 1 (403) 678-5890
admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.