

1730 Bow Valley Trail Canmore Alberta

$1,732,500

Opportunity knocks -- and 4-bedroom short-term rentals in Canmore don't come along often. This one is a bit of a unicorn,*comfortably sleeping up to 10 guests with 3 proper queen bedrooms, a dedicated kids' bunk room and a queen pullout sofa, plus 3 full bathrooms.The open great room with gas fireplace gives everyone space to gather, while the extra-long balcony delivers the outdoor living and mountain views people come to Canmore for, with greenery creating a natural buffer from the road.It's truly turnkey, with furniture, accessories and linens included, plus underground parking and storage. Owners and guests also enjoy a hot tub, pool and gym.And here's the best part: you're not guessing at the revenue potential. The numbers are already impressive, with the property currently on track to **gross approximately $250,000/year.****Offered at $1.65M + GST -- ask your accountant about options to defer the GST.**Use it, rent it, or do both. A rare Canmore opportunity with the space, amenities and proven revenue to back it up. (id:6769)

3pc Bathroom 4.50 Ft x 8.33 Ft
3pc Bathroom 8.33 Ft x 4.92 Ft
4pc Bathroom 5.08 Ft x 8.33 Ft
Bedroom 13.25 Ft x 8.58 Ft
Bedroom 8.50 Ft x 12.17 Ft
Bedroom 8.25 Ft x 12.17 Ft
Primary Bedroom 10.67 Ft x 9.00 Ft
Kitchen 9.50 Ft x 17.83 Ft
Living room 13.33 Ft x 17.17 Ft
Furnace 3.92 Ft x 3.17 Ft

Listing Presented By:

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RE/MAX Alpine Realty

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