

# \$703,500 - 217, 101 Montane Road, Canmore

MLS® #A2259583

## \$703,500

1 Bedroom, 1.00 Bathroom, 607 sqft  
Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Your opportunity to invest in one of Canmore's most desirable real estate sectors has arrived—just in time for the upcoming ski season. Inside, you'll find a generously equipped kitchen, dining area, and a cozy living room centered around a gas fireplace. The spacious bedroom connects directly to the main 4-piece bath, enhanced with newly installed glass shower doors. A private, sunny south-facing balcony invites you to sip your morning coffee while breathing in the fresh mountain air. In-suite laundry, a private BBQ with gas hook-up, and a secure owner's closet complete the offering. The Lodges of Canmore provides exceptional amenities including a year-round heated outdoor pool, multiple hot tubs, a fitness centre, and secure underground parking. With zoning that permits short-term rentals, this suite presents the perfect opportunity to enjoy the mountain lifestyle while generating reliable revenue from Canmore's thriving year-round tourism market. Ideally located within walking distance to restaurants, spas, gyms, the dog park, public transit, and an extensive trail network, it is the perfect balance of lifestyle and investment. The list price includes GST. Consult an Accountant to discuss deferral options.

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2259583          |
| Price          | \$703,500         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 607               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 217, 101 Montane Road  |
| Subdivision | Bow Valley Trail       |
| City        | Canmore                |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 0G2                |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Playground, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking, Outdoor Pool, Roof Deck |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Parkade                                                                                                                  |
| Has Pool       | Yes                                                                                                                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Storage                                                |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, In Floor                                                                                        |
| Cooling           | Window Unit(s)                                                                                             |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                           |
| # of Stories      | 4                                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Barbecue |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, Wood Siding         |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | September 23rd, 2025  |
| Days on Market | 24                    |
| Zoning         | Visitor Accommodation |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.