

# \$718,200 - 323, 107 Montane Road, Canmore

MLS® #A2181141

## \$718,200

1 Bedroom, 2.00 Bathroom, 630 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

**\*\* Top Floor TOURIST HOME \*\*** Welcome to your new one bedroom, 1.5-bathroom top floor sanctuary at The Lodges at Canmore. This cozy, turn-key, fully furnished penthouse features incredible mountain views, a loft with a luxurious new queen bed complete with an ensuite bathroom and incredible amenities. Downstairs, enjoy your new flat screen tv, breathtaking patio views, and brand-new pull-out sofa in the living area.

The Lodges at Canmore is known as one of the best-managed short-term rental complexes in the Bow Valley, featuring a large outdoor heated pool, 3 hot tubs and fitness centre. Complete with heated underground parking and 24-hour front desk, this property has everything you and your guests are looking for in a Canmore getaway. Located minutes from downtown Canmore, steps away from accessing the town's trail system, and walking distance to restaurants, shopping and everything Canmore has to offer. GST is included in the list price and can be deferred by buyer. Consult your accountant.

Built in 2004

## Essential Information

MLS® # A2181141

Price \$718,200

Bedrooms 1



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	630
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	323, 107 Montane Road
Subdivision	Bow Valley Trail
City	Canmore
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 3J2

### **Amenities**

Amenities	Elevator(s), Parking, Visitor Parking, Fitness Center, Outdoor Pool, Playground, Secured Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Open Floorplan, Ceiling Fan(s), High Ceilings, Laminate Counters, Storage, Track Lighting
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Electric Range, Electric Stove, Oven, Window Coverings
Heating	Fireplace(s), Baseboard
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Barbecue
-------------------	-------------------

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 27th, 2024
Days on Market	161
Zoning	Tourist Home

**Listing Details**

Listing Office	CIR 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.