

# \$1,017,450 - 106, 107 Montane Road, Canmore

MLS® #A2241440

**\$1,017,450**

2 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Bow Valley Trail, Canmore, Alberta

Welcome to your turnkey mountain retreat at the Lodge of Canmore – a beautifully renovated and fully furnished 2-bedroom, 2-bathroom ground floor apartment with the rare flexibility to Airbnb when you're not enjoying it yourself. This stylish and thoughtfully updated unit features a modern kitchen, refreshed bathrooms, and cozy living spaces – all designed for comfort and function. Step outside and you're just moments from the heated outdoor pool, hot tubs, and fitness centre, or take a short stroll to vibrant downtown Canmore with its shops, dining, and trails. Whether you're looking for a personal getaway, an income-generating investment, or both, this property delivers with strong short-term rental potential in a highly sought-after location.

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241440    |
| Price          | \$1,017,450 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 835         |
| Acres          | 0.00        |
| Year Built     | 2004        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 106, 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), Fitness Center, Playground, Secured Parking, Spa/Hot Tub, Outdoor Pool |
| Parking Spaces | 1                                                                                   |
| Parking        | Underground                                                                         |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer |
| Heating           | Baseboard, Natural Gas                                        |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas, Living Room                                              |
| # of Stories      | 4                                                             |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 24              |
| Zoning         | Hotel condo     |

### Listing Details

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