

\$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	23
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.