# \$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 deffered by buyer. Consult your accountant.

Built in 2004

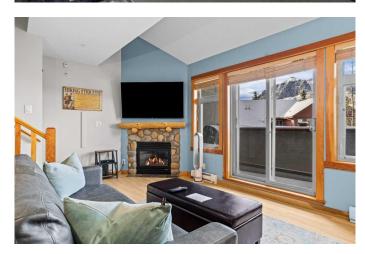
#### **Essential Information**

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 156

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.