

\$640,395 - 2211, 200 2 Avenue, Dead Man's Flats

MLS® #A2245818

\$640,395

1 Bedroom, 1.00 Bathroom, 560 sqft
Residential on 0.00 Acres

NONE, Dead Man's Flats, Alberta

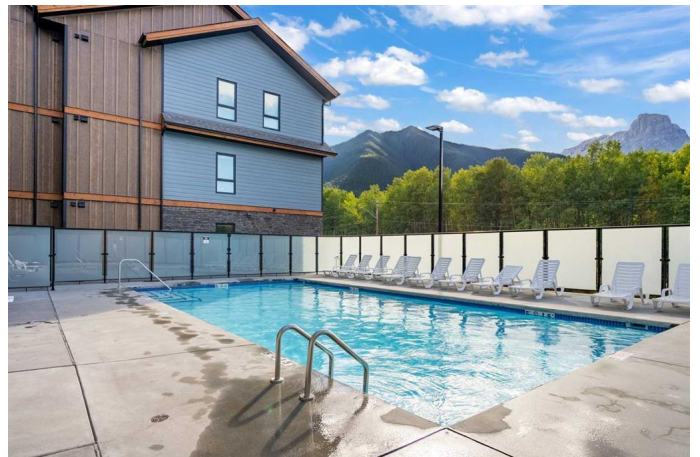
This one won't last! Call your accountant about possible GST deferral, which makes this an even better buy!

Discover your ideal mountain escape in this newly built, second-floor hotel condo located in the highly sought-after Sparrowhawk Lodge. With its east-facing orientation, you'll enjoy peaceful mornings, breathtaking sunrises, and coffee on the balcony as you watch the mountains come alive with the light of a new day.

Just minutes from downtown Canmore, this property is the perfect basecamp for adventure—whether you're hiking, biking, skiing, or simply soaking in the surrounding beauty of the Canadian Rocky Mountains. This condo is ideal for both personal use and investment and boasts a 5-star short-term rental history and excellent income potential. Guests and owners love the year-round heated pool, hot tub, and fully equipped fitness centre - all set against the stunning backdrop of the Rockies.

Inside, you'll find modern finishes, stainless steel appliances, and unique decor that makes the unit stand out from the others in the building. Rather than having the standard furniture package, this unit was thoughtfully decorated and upgraded - check out the feature wall in the bedroom! These touches are what will make your new listing stand out amongst the others and generate top bookings and revenue.

Whether you're searching for a relaxing



mountain retreat, a lucrative rental, or both, this fully furnished, turnkey property is a rare opportunity to own your slice of the Canadian Rockies.

Built in 2024

Essential Information

MLS® #	A2245818
Price	\$640,395
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	560
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2211, 200 2 Avenue
Subdivision	NONE
City	Dead Man's Flats
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T1W 2W4

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Outdoor Pool, Parking, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Elevator, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Recreation Facilities
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Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Storage, Uncovered Courtyard
Construction	Stone, Wood Frame, Wood Siding

Additional Information

Date Listed	August 8th, 2025
Days on Market	53
Zoning	Hotel Condo

Listing Details

Listing Office	RE/MAX Alpine Realty
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